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Richard Ayoade

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April 2014

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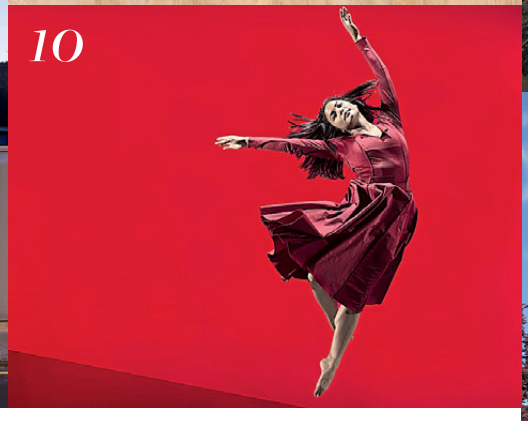

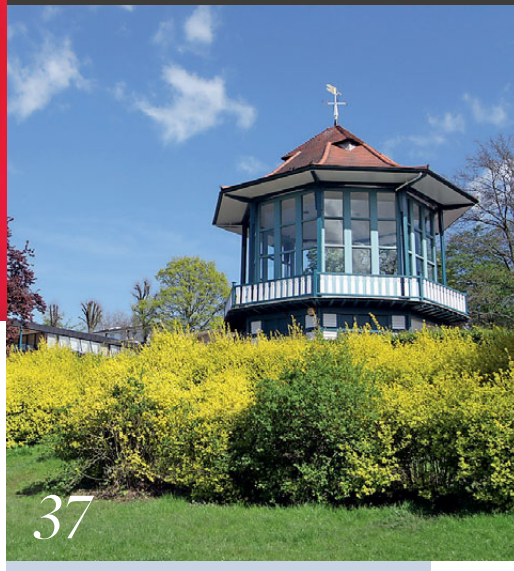

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COMPETITIONS: Send your competition entries to competitions@theresident.co.uk
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DESIGN & PRODUCTION
Advertisement Design & Support provided by Archant Production Services
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Printing Headley Brothers
Distribution Letterbox
Logistics Manager **Ryan Michael**
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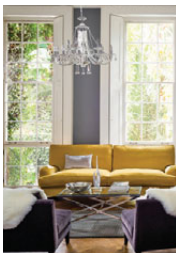
COVER

The SS14 homes collection by John Lewis (johnlewis.com). For more homes know-how, see page 32



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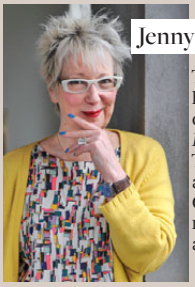
Richard Ayoade talks about directing, The Double and East Dulwich on page 16

This month's contributors



Photographer: Keith Sheriff

Jenny Eclair

The talented Jenny Eclair has been making us chuckle for years as *Living South*'s columnist. The comedian, novelist and actor lives in Camberwell – when she's not off touring the UK as a Grumpy Old Woman.

Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute who loves London's eateries with a passion. He lives in London with his wife Sara and two children.

Mary-Jane Wiltsher

Mary-Jane is a beauty and fashion journalist who knows just which lipstick to match with which beanie. This month the East Londoner chooses three of the best lippies in the season's hottest shade – coral. Do it if you dare.

Spring into action

Ah, spring. A sprig of blossom and the sound of birdsong in the morning and all seems well with the world. Then you fling the doors open to the garden and, ugh, oh dear, that needs a bit of work. As does the house, come to think of it. And so it begins: project Inject New Life Into House.

Whether it's a spring clean and a scattering of new cushions, or time to seriously consider raiding the piggy bank for that basement conversion (I dream of a pool under our house; it is a crying shame that we rent), we've spoken to the people who know how to do it best. See page 32 for our homes masterclass.

Also in this issue, we've spoken to the wonderful Richard Ayoade. Whether you know him from *The IT Crowd*, *Gadget Man* or from his enviably cool, quirky directional work with the likes of *Submarine* and various Arctic Monkeys videos, he's smart, kooky and pretty adorable. He also lives in East Dulwich, so he knows where it's at. We caught up with him ahead of the debut of his new movie, *The Double*, to chat about life in front of and behind the camera. See page 16.

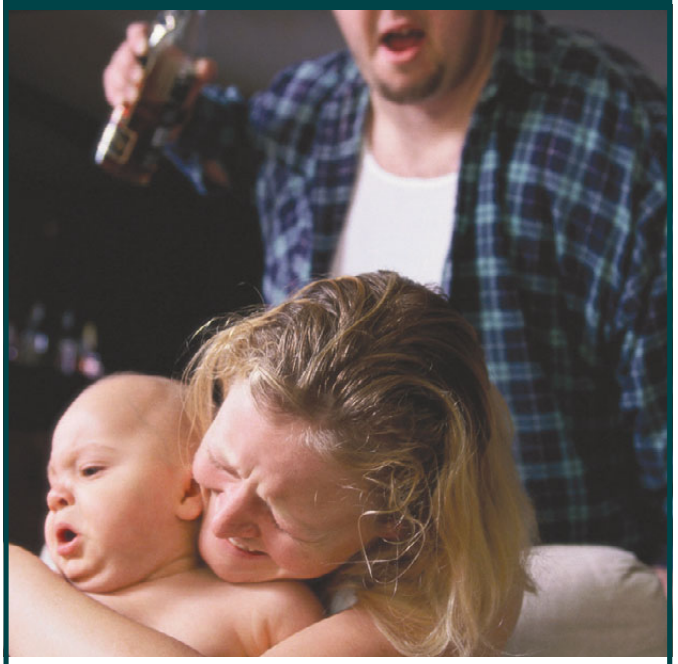
I do hope you enjoy the issue, and don't forget you can now get a daily fix of the best London has to offer on our new website, theresident.co.uk. And if you fancy a chat, we're on Facebook (The Resident London) and Twitter (@theguidemag), too.

Photographer: Neil Cooper

Victoria

Victoria Purcell
Editor, Living South Resident

END THIS NOW!



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'The most richly enjoyable new play for grown-ups'
New York Times

Pulitzer Prize finalist and creator of hit TV series, *Brothers & Sisters* and contributor on *The West Wing*, **Jon Robin Baitz** has taken America by storm with his Broadway debut. *Other Desert Cities*, an acidly witty and deeply affecting tour de force, melds the political and personal with electrifying results. Nominated for five Tony Awards, the award-winning play now makes it UK premiere at The Old Vic with **Lindsay Posner** (*Noises Off* and The *Winslow Boy*) returning to direct the stellar cast, **Sinéad Cusack**, **Peter Egan**, **Clare Higgins**, **Daniel Lapaine** and **Martha Plimpton**.

To book tickets or for more information, call the box office on 0844 871 7628 or visit **www.oldvictheatre.com**

Terms & Conditions Tickets valid for Monday-Thursday performances, subject to availability. There is no cash alternative to the prizes, they are non-refundable and non-transferable and not for resale. To win a pair of tickets simply email competitions@akauk.com with 'ODC Archant' in the subject line. Entries will close at midnight on 30 April and winners will be notified on 1 May.

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The Good Garage Scheme

Crystal Palace set to shine again

Olympics aquatic centre designer Dame Zaha Hadid, London Eye architect Marks Barfield, Sir Nicholas Grimshaw and the architect behind Waterloo's international station, Rogers Stirk Harbor, the new firm of Millennium Dome designer Richard Rogers, are among those shortlisted to rebuild the Crystal Palace exhibition centre. It's a hugely exiting line up of talent, with Zaha Hadid set to work in collaboration with artist Sir Anish Kapoor. The winner will be tasked to design the new £500 million Crystal Palace in the 'spirit, scale and magnificence' of the original, to sit at the top of Crystal Palace Park. The vast glass structure, set to create 2,000 jobs, will house an art collection, a hotel, conference centre and 'other commercial space'. The listed Italian-style terraces will also be incorporated into the development, though some fear the ambitious scheme will ruin the vital green space.

LOCAL LIFE

The area's essential knowledge this month

WIN! A VIRGIN BALLOON FLIGHT FOR TWO!

We've teamed up with Virgin Balloon Flights to four readers the chance to win an unforgettable Champagne balloon flight for two worth £238. The prize includes a hot air balloon flight of around an hour, a traditional Champagne toast after landing, flight certificate endorsed by Sir Richard Branson, a luxury flight voucher with 12 months to book a flight and a choice of 100-plus UK locations.

To enter, simply answer the following question: How many locations in the UK do Virgin Balloon Flights launch from?

A) 75+ B) 50+ C) 100+

Send your entry to competitions@theresident.co.uk by 30 April. The winner will be chosen at random. If you're not lucky enough to win, take advantage of our **reader offer: save up to 50% on Virgin Balloon Flights** – National Weekday Anytime Flights £139 now £99, Celebration Gift Package for one £179 now £129, for two £469 now £234, Adventure Gift Package for one £259 now £135, for two £499 now £249. Call 01952212750 and quote 'Resident' or visit virginballoonflights.co.uk/offer/resident before 31 May 2014. Find the full T&Cs online at theresident.co.uk2014.

HAVE YOUR SAY...

@LivingSouth

We asked: The Crystal Palace Redevelopment – for or against?

@jamesbalston: If it has to be built, @RSHP_News are the best bet, but yet to be convinced I need a white elephant looming over my flat

@jctblog: It's still a big no from me. The magic of #CrystalPalace is that it isn't there

@livingsouth: Bit of a gamble, but then the 'Millennium Dome' came good in the end...

Find out more about luxe life in London on our facebook page:

The Resident London

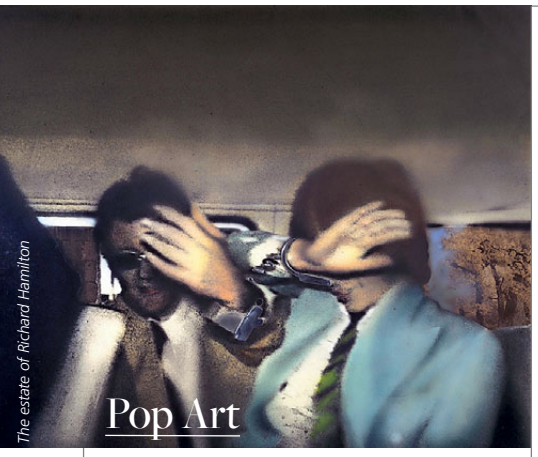
The Tate and Markit have launched Art for All, a new initiative providing thousands of free exhibition tickets to local community groups in the areas around Tate's four galleries. The financial services company Markit will fund the scheme, targeted at young people and families, by matching Gift Aid donations from exhibition visitors.

See tate.org.uk/artforall

Building brands

Brand Amplifier, the Lambeth-based branding bootcamp created by JPC brand strategy consultancy, announced the top five female entrepreneurs to win seed funding for their ventures in March. The winners were Van Girls, an all-female moving company, Curious Handmade knitwear, Thinking Bob, a social networking site for Londoners, Vicky's Kitchen, a Caribbean and British fusion restaurant, and Konfikids, which makes personalised designs for children. The awards were held at the iconic ITV studios on the South Bank.

Follow @BrandAmplifier on Twitter



The estate of Richard Hamilton

Pop Art

RICHARD HAMILTON

One of the most influential British artists of the 20th century, Richard Hamilton (1922-2011) is regarded as a founding figure of pop art.

Tate Modern presents the first retrospective to encompass the full scope of Hamilton's work. His groundbreaking installation, Fun House 1956, is a centrepiece of the exhibition. The immersive room combines images from movie posters, magazines and art history, and is shown alongside a print of the era-defining *Just what is it that makes today's homes so different, so appealing?* The depiction of Mick Jagger in the iconic *Swingeing London 67 1968-9* (above), as well as images of other celebrities such as Bing Crosby and Marilyn Monroe, show Hamilton's continued interest in popular culture. Running now until 26 May.

✤ Call 020 7887 8888 or see tate.org.uk/Hamilton

Sculpture

LESLEY HILLING

Knight Webb Gallery celebrates Brixton artist Lesley Hilling in *Under the Sign of the Hourglass II*. This solo exhibition of Hilling's instantly recognisable organic wooden sculptures explores her longing to preserve the fragments of the past. Her elegant, architectural sculptures, which include intricate utopian towers featuring seagull eggs, crustacea shells, dominoes, pocket watches and photographs of Hilling's family woven into woodwork, take up to a year to complete.

She uses only recycled materials and found objects: 'It not only saves money, but also cuts down on all the unnecessary stuff in the world.' Running now until 5 April.

✤ 54 Atlantic Road, Brixton SW9 8PZ; 07831 574 649; knightwebbgallery.com

Film

Studio Ghibli Retrospective

Studio Ghibli

Princess Mononoke

As Studio Ghibli nears its 30th birthday, and Hayao Miyazaki's long-awaited and hotly anticipated final film *The Wind Rises* arrives in UK cinemas, BFI Southbank launches a two-month complete retrospective of their remarkably innovative animated features.

Ghibli was founded in 1985 by Hayao Miyazaki, fellow director Isao Takahata and producer Toshio Suzuki following the commercial success of Miyazaki's *Nausicaä of the Valley of the Wind* (1984). Since then Ghibli has become synonymous with artistic integrity, producing almost 20 feature films including *My Neighbour Totoro* (1988), *Princess Mononoke* (1997) and the Oscar-winning *Spirited Away* (2001).

The retrospective includes a preview screening of *The Wind Rises* on Wednesday 23 April (ahead of its UK release on 9 May), as well as a rare chance to see the television film *Ocean Waves* (1993) on the big screen. Running throughout April and May; tickets £11 (*The Wind Rises* preview is £15).

✤ To book see bfi.org.uk/southbank or call 020 7928 3232

Studio Ghibli has become synonymous with artistic integrity, producing much-loved films like My Neighbour Totoro, Princess Mononoke and Spirited Away

Photography exhibition

THE MUSIC MAKERS

South London artists Joshua Hayes and Philip Surey have joined forces for a major exhibition of their work at the Gallery in the Crypt. Joshua, a recently graduated photographer, and Philip, a craftsman, present *The Music Makers*, inspired by the makers of instruments, composers, conductors and players. When Joshua decided to photograph the makers of musical instruments in Britain, he thought he would be capturing a dying art. Instead he found a thriving industry of harp manufacturers, piano makers, luthiers and a top trumpet maker. Philip, who carves or paints lettering in major cathedrals and ancient colleges, as well as for private clients, has exhibited at the Royal Academy. Running now until 13 April. Free.

✤ The Gallery in the Crypt, St Martin-in-the-Fields, Trafalgar Square WC2N 4JJ; 020 7766 1114; cryptgallery.org.uk

Living South resident LOVES

Dance

Rambert – featuring Rooster

The Rolling Stones' rock 'n' roll swagger comes to life in *Rooster*, one of Rambert's all-time best-loved works. Making a much-anticipated return after a 13-year absence, *Rooster* transports you to the coolest nightspot in town, with sharp-suited, snake-hipped men and strong, sassy women performing virtuoso courtship dances to some of the Stones' most famous tunes, including *Not Fade Away*, *Paint It Black*, *As Tears Go By*, *Sympathy for the Devil* and, naturally, *Little Red Rooster*.

Rambert's hugely enjoyable programme also features SUB, a rhythm-propelled display of male power and precision, and The Castaways, a darkly funny piece of dance theatre. Rambert, the UK's leading dance company, recently moved from its Chiswick base to the South Bank. Thursday 3 April and Friday 4 April. Tickets £11.90-£29.90.

✤ Churchill Theatre, High Street, Bromley BR1 1HA; 08448 717 620; atgtickets.com

Art exhibition

Stunning pictures portraying the traditional life of indigenous peoples across the remote Russian Arctic are now on display at the Horniman Museum and Gardens. *Whisper of the Stars: Traditional Life in Arctic Siberia*, coincides with the bi-lateral UK-Russia Year of Culture.

Taken by British photographer Bryan Alexander, the exhibition reveals aspects of the lives of indigenous peoples in their native communities, including striking images includes a herd of 1,000 reindeer being driven across the tundra and spectacular images of the Northern Lights. The vast size of Siberia, combined with the isolation of many of its northern communities, has ensured that these unique Arctic cultures have survived to this day.

On now until 7 September.

✤ 100 London Road, Forest Hill SE23 3PQ; 020 8699 1872; horniman.ac.uk

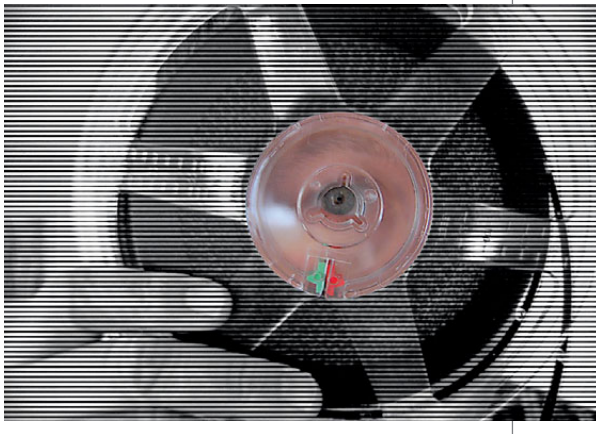
CLASSICAL MUSIC

The Robert Trory Memorial Concert, in tribute to the founder of the Sydenham International Music Festival, who sadly passed away last year, features Sergey Dogadin. Sergey, who was one of Robert's favourite soloists, will conduct the revived Sydenham International Music Orchestra with a programme including Mozart Rondo in C Major K373 for violin and orchestra and Vivaldi The Four Seasons Op 8. 27 April, 7.30pm. Tickets £12, concs £10.

✤ St Philip Neri Church, 208 Sydenham Road, Sydenham SE26 5SE (tickets available from the Kirkdale Bookshop)

Nightclub

VCR



VCR – Brixton's only VJ music night – is celebrating its first year in residence at Electric Social. The brainchild of two local DJs, BRXTNFNK (AKA Mark Stangroom) and Tom Miller (AKA Tom Central), VCR aims to marry beats and videos together for an eye-popping experience. To celebrate, VCR is taking over both floors of Electric Social and has invited a number of London's best DJs to join them, including Robin Hexstatic, performing a classic Acid House set, Josey Rebelle from Rinse FM spinning everything from soul to house and the residents themselves, as well as video backdrops from Echaskech's Mach V.

✤ Electric Social, 40 Acre Lane, Brixton SW2 5SP; 020 3588 1111. See facebook.com/VCRmusic

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Jenny Eclair

Our favourite Camberwell comedian is less than bowled over by the interior of Lord's and Downing Street, but there's something reassuring in the lack of bling

My month...

✤ **What these places need to do is employ the services of BBC Two's *The Great Interior Design Challenge*, which has just completed its first run. Fingers crossed they recommission.**

✤ **When is art not just art? When it's fun for all the family. I'm not a massive fan of keeping the kids happy for the sake of it, after all, boredom is the font of creativity, but if the sun is shining there are worse places to hang out than the Martin Creed retrospective at The Hayward Gallery. A couple of his non-kiddy-friendly bodily function videos are best avoided, but the remote control car on the roof is a hoot.**

✤ **Talking of creativity, my knitting is really coming on. Stitches learned over the past few weeks include, the moss, the rib and the Andalucian. For the knitting curious, the internet is a trove of hints tips and supplies – who'd have thought technology would be so helpful when it comes to such an ancient tradition?**

Perhaps Bluebellgray florals could give Lord's a lift?

After all that smug stuff about spring cleaning last month, I have yet to lift a duster. I do have an excuse – thanks to ITV's *Splash!*, the diving programme for washed-up celebs (literally), I have a sustained a shoulder injury.

Admittedly it hurts only during certain moves, including cleaning, polishing and, oddly enough, pretending to 'draw my sword' (don't ask). More importantly, my sporting heroics have affected my panto arm, ie, the ability to point upstage while wearing a cloak. Now this is a mainstay of the panto repertoire, along with thigh slapping and wand waving, so I've been having physio just in case I get the call this year (seriously, this is the season when the offers trickle in – or don't).

Anyway back to my injury. Courtesy of ITV, I was taken to Lords Cricket Ground for some professional manipulation. Result, they obviously thought my panto arm skills were on a par with an England right leg spin bowler's ability to throw a googly – they were taking me seriously! I jumped at the chance because I fancied snooping around Lords. I imagined gleaming silver tea urns, plates of cucumber sandwiches dotted about on polished mahogany surfaces and scores of young men, lolling about in grass-stained whites.

Well, I'm sorry, but it's one of the dreariest interiors I've ever come across. Imagine your Nana's flat decorated back in the 80s, chuck in a load of appalling cricket-themed artwork. Lord's Library has all the appeal of a council-run old people's home and the smell of mildew was overpowering (we've had a flood', a nice lady explained).

> As for the interior of Clarence House, nice paintings but did you see Prince George's christening photos? Ooph, those curtains

I had a similar experience when I was invited to perform a speech at Wimbledon Tennis Club some years ago. I genuinely thought I'd made a wrong turn in the car park and had unwittingly entered the bowels of some dreadful labyrinthine Holiday Inn – corridors full of ugly varnished wicker furniture and dreary pastel watercolours.

It's not just the sporting venues that let you down, Downing Street is a bit of a poky hole, and as for the interior of Clarence House, nice paintings but did you see Prince George's christening photos? Ooph, those curtains.

shotbythesheriff.co.uk

And yet there's something rather appealing about our lack of institutional bling. In a recession it would be rather galling if Downing Street looked like it belonged to Simon Cowell; all marble floors and black toilet paper. That said, I'm sure when visiting American dignitaries nip into Downing Street on state business they probably think, 'How cute, an interactive slum dwelling'. Even Buckingham Palace has something of the B&B about it – yes, the Queen keeps her cereals in Tupperware containers on the sideboard in the breakfast room.

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There's only one RICHARD AYOADE

'King of the quirk' Richard Ayoade talks to Camilla Davies about his upcoming feature film The Double

With his signature afro and thick-rimmed glasses, you may be most familiar with Richard Ayoade from his appearances on our screens as the loveable but socially oblivious Maurice Moss in *The IT Crowd*, but the quirky English comedian first rose into the public's consciousness in his role as Dean Learner in Garth Marenghi's *Darkplace*, a parody of the 1980s sci-fi genre with a distinctly retrograde aesthetic.

Not one for a settling into a singular niche in the entertainment spectrum, Richard's cameo roles in a host of cult leftfield comedy shows have aligned him with zany TV personalities including Tim Minchin and Noel Fielding, securing panel show roles and the position of team captain on Channel 4 hit *Was It Something I Said?*

It was while studying Law at Cambridge University that the high achiever rose to President of the Cambridge Footlights Club and decided to pursue a creative career away from the courtroom. Growing up in Suffolk, the 36-year-old, who boasts both Norwegian and Nigerian ancestry, now calls East Dulwich home.

Yet in a departure from his ensuing TV roles, Richard recently spent time proving his worth as director. His debut feature film, the coming-of-age 'dramedy' *Submarine* surrounds 15-year-old protagonist Oliver Tate's quest to lose his virginity, as well as seeking to separate his mum from the potential clutches of a hare-brained suitor.

But this wasn't Richard's first stint at directing. Known for his involvement in numerous music videos, his ties with The Artic Monkeys led to band frontman Alex Turner fashioning several original songs for the *Submarine* soundtrack. Now, Richard has impressed once again in his filmic rendition of Dostoevsky novel *The Double*. It seems like directing is a craft that comes naturally.

> I'd directed before I was in The IT Crowd and that was the thing I felt I had most aptitude for. Writing and directing feels more like my default setting, rather than the exception

'I'd directed before I was in *The IT Crowd* and that was the thing I felt I had most aptitude for, I guess,' he admits. 'In a way, writing and directing feels more like my default setting, rather than the exception.'

Following on from the smaller scale production of *Submarine*, one would think working with stars like Mia Wasikowska would be intimidating for someone who is, essentially, still a rookie director. But Richard has a different outlook.

'In some ways, it's more nerve-wracking doing films without actors who have been in so much… not because Craig Roberts and Yasmin Paige [the leads in *Submarine*] weren't really good, but because in some ways you might have a false sense of confidence with high profile actors. You've seen these actors in stuff and you really like them and what they do, but is the reality the same? It's a difficult one.'

So impressed was he with his young cast that he re-recruited them for his higher-budget second production. *The Double* is at the heart of Richard's dark

Richard filming Submarine

and stylised adaptation. So what inspired this doppelgänger production?

'It's a folkloric tradition, the doppelgänger. There have been doppelgängers in E.T.A. Hoffmann, in Poe – I'm never great on my 19th century chronology – but what is brilliant about *The Double* is that no-one is bothered by the fact that this double exists.

'I suppose it's a bit like the thing where you hear of some celebrity who couldn't get into a bar and they say 'don't you know who I am?!' And the reality is that unless someone knows who you are you aren't that person. There are two people required in that cognition. I think it's interesting in terms of how you see yourself and how other people see you.'

Richard himself isn't a celebrity you'd see queuing up to secure entry into a trendy London nightspot. When he's not working, you'll likely to find him reclining in a rather more low key setting. Does this recluse have a favourite hangout?

'I guess my house, the place that my wife and I live in. East Dulwich is great for its green spaces and its nice cafes and bars, but when you work away a lot, the appeal of sitting down and doing very little is, I guess, very great!'

Sharing a panel with Micky Flanagan, fellow East Dulwich resident and comedian, how likely is it we'll see the pair taking a leisurely stroll around the neighbourhood as they prepare for their next appearance in front of the cameras?

'We don't have each other's postcodes, so I don't think you'll be seeing that particular double act! I know he lives in the better part of East Dulwich though – he made that very clear to me in several conversations,' he says wryly. 'Micky's a great character and it's always fun being around him.'

But as a man known to collaborate artistically with friends, perhaps Richard would anoint a fellow comedian to play him in the movie of his life. Could Micky be in the running, or as casting director, is there anyone else in mind to star in *Richard Ayoade: The Movie*?

'Wow – it would have to be someone really down on their luck, because this would not be a high budget film.' He quips, 'I can't imagine the circumstances in which such a film would occur – it might be a frightening experience for all concerned!'

If not a professional actor, maybe someone from the outside world will suffice. But when it comes to choosing someone with a striking similarity to master the part, Richard opts for a completely leftfield candidate. 'Sebastian Coe. A lot of people say I look like him,' he announces with a poker face. Somehow, we're not so sure the Olympic director is such a sure fit.

Jest as he might, if Richard's double isn't an absolute doppelgänger, it's not altogether surprising. After all, when it comes to his creative ventures, this is someone who holds individuality in the highest regard. 'There are so many directors I really like. Part of you liking them is realising you couldn't be anything like them, and that's a really key part of succeeding in the entertainment industry. You've got to be your own person.'

✤ Richard Ayoade was interviewed at the Glasgow Film Festival for the premiere of his film, The Double

Richard with Was it Something I Said? host David Mitchell and opposition team captain Micky Flannigan

Jesse Eisenberg and Mia Wasikowska in The Double

Images Alamy; Channel 4; Studio Canal/Dean Rogers

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Tom Parker Bowles

Stars in your eyes? The places where Michelin recognition doesn't get in the way of a cracking restaurant experience

The Michelin Guide. For some, entry into this small red book is the glittering peak of culinary ambition, a stellar leap from gastronomic wannabe to the edible elite. To others, though, it's a tome to avoid, a place where thick carpets, gleaming glasses and strangely shaped plates take precedence over real food.

I've wasted far too many hours in frigid, hushed temples to supposed good taste to be in thrall to these stars; restaurants where conversation is constantly interrupted by an irksome stream of menu explication. And dinners where course after course of artful artifice, with their smears and towers and edible soils, depress rather than delight. Give me trattorias and ramen bars, dim sum joints and street food carts any day – but to write off every Michelin restaurant is as idiotic as it is myopic.

Some of my favourite places in London are served up with a star or two. Like Locanda Locatelli, Giorgio Locatelli's eternally wonderful eponymous gaff, where you'll find regional Italian food to make the soul sing. Angela Hartnett serves up Italian magic at Murano in St James, while lunch at Jason Atherton's Pollen Street Social still fills me with giddy, greedy glee.

St John, Fergus Henderson's glorious paean to real food, is as far removed from the Michelin mausoleum as could possibly be. Succour and good cheer rule here. Galvin La Chapelle is another star, high-end French tucker without the merest soupçon of pretension. Brasserie Chavot is pure Gallic bliss, just like the lovely Club Gascon.

The Harwood Arms is a prime example of Michelin quality food without the attitude

> Give me trattorias and ramen bars, dim sum joints and street food any day – but don't write off Michelin restaurants

Moving west, there's the sublime River Café, along with Fulham's The Harwood Arms, a gastropub that happens to sport a Michelin star. No foams here. Further south is Chez Bruce, Bruce Poole's elegant institution. Like all of my favourite Michelin places, it has a brilliant chef who's more concerned with giving pleasure than showing off to his peers.

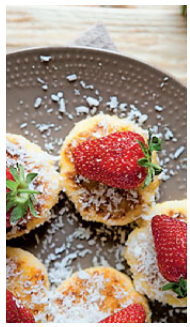
Up in the 'Two Star' constellation, things get a little more serious, but at my favourites, things are never staid or pompous. I'm still dazzled by Brett Graham's genius at The Ledbury in Notting Hill. The same goes for Ashley Palmer Watt's at Dinner By Heston Blumenthal, Marcus Wareing At The Berkeley (relaunching this month as 'Marcus'), and Phil Howard at The Square. Not forgetting, of course, the legendary Le Gavroche, where Michel Roux Jr and Monica Galetti never cease to thrill.

So while I refuse to be dazzled by the actual concept of Michelin stars, there's no question that some of London's great restaurants are garlanded with the things. At all of these great places, the eating always comes first.

This month I have...

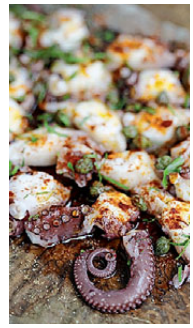
... SAVOURED FRANCO MANCA

Still serving up the best Neapolitan-style pizza (well, Sorrento-style, to be precise) in town, Giuseppe's Mascoli's minute Brixton Market restaurant never fails to thrill.



... HAD MY CAKE

I find it hard to get excited about cream stuffed cakes and pretty patisseries, but I did try some of the wares from the Parisian influenced La Pâtisserie Des Rêves in Marylebone, and I have to admit, they're pretty damn fine.



... EATEN WITH THE BEST

Had lunch with chef Jason Atherton at Barrafina, one of my favourite restaurants. Oozing tortilla, spanking fresh prawns and clams, beautiful morcilla sausage and ice cold Manzanilla sherry. Bliss, in every way.

THINKING INSIDE THE BOX

Slip House in Brixton is a very modern home indeed. Karen Jensen Jones takes a tour with the architect and owner Carl Turner

Carl has kept accessories to a minimum using simple products from David Mellor, The Conran Shop and Muji

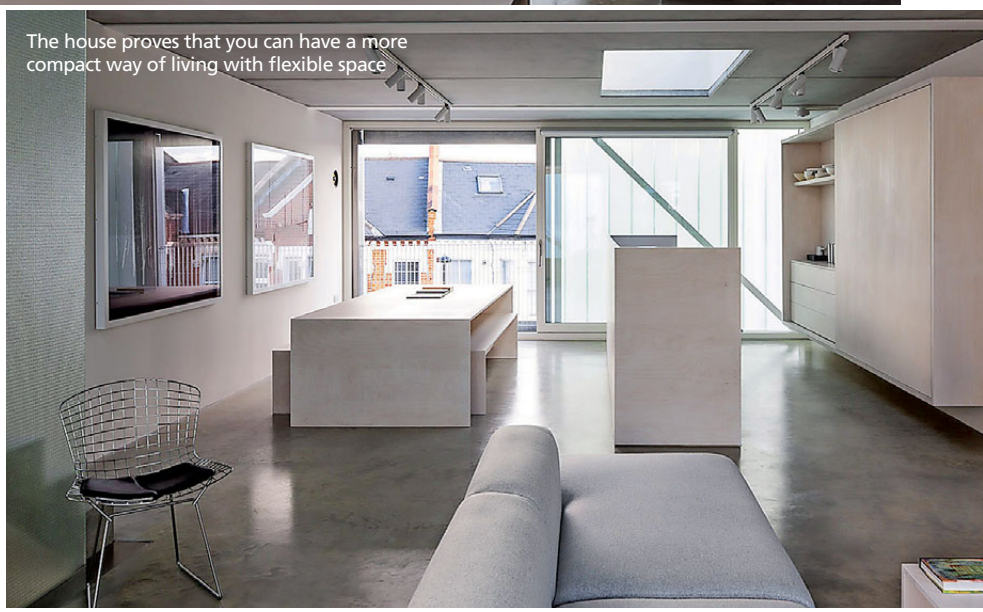
Slip House in Brixton is no ordinary three-storey home. Comprised of three simple orthogonal boxes placed on top of each other with walls made from planks of translucent glass, the futuristic home of architect Carl Turner and his wife Mary is a prototype for research into sustainable design.

'The project took 14 months to complete and was full of challenges,' explains Carl. 'My wife Mary comes from Brixton and although I'm from Hull, I've lived in London for 25 years. We bought a house in the area about seven years ago and our plan was to live there while we built a sustainable home, not only as a project, but to live in.'

Carl and Mary found a derelict garage just behind their home, which they knocked down before rebuilding on the land. First and foremost though, was the issue of planning permission.

'We didn't know if we would get planning permission for our project as it was a very unusual, modern looking house, and we fell into the trap of designing what we thought would get through rather than what we really wanted to build,' says Carl. 'Eventually we decided not to compromise at all and stick to our vision for sustainability and flexible living. The council approved, and I think the fact that our plan included completing the rest of the terrace with varied but still energy-efficient homes was the key to our success.'

With its stream of sustainable credentials, the house is unique in every sense of the word. Three simple slipped orthogonal box forms break up the bulk of the building and give it its striking sculptural quality. The top floor is clad in translucent glass planks that continue past the roof to create a private terrace. The house features energy piles, which use a solar assisted ground source heat pump integrated into the pile foundations, a green roof, rainwater harvesting, mechanical ventilation with heat recovery and underfloor heating.



The house proves that you can have a more compact way of living with flexible space

We fell into the trap of designing what we thought would get through rather than what we really wanted to build, but eventually we decided not to compromise at all and stick to our vision

'The house had to work hard as it's not only our home, but a showcase for the practice and it's become a somewhat iconic example of what we are about,' says Carl. 'It proves that you can have a more compact way of living with flexible space that works incredibly well and reflects how working patterns have changed. People work from home much more now and homes need to be more considerate of that.'

Huge windows make it a lig
and uplifting house, whi
triple-glazing and underflo
heating keep things co

It's incredibly peaceful and calm and the lovely big windows make it very light and uplifting. People might be in two minds about the outside, but once they come inside they like it

The ground floor houses the office and kitchen, with the bedrooms above and living space on top. The roof terrace, which houses a skylight, offers an amazing 360° view of London.

'We live at the top of the house, with the bedrooms in the middle and the space at the bottom can be used as an office or even a studio flat to rent out,' explains Carl. We wanted a flexible building which can adapt as life changes. It's also sustainable financially as we can rent out part of the space if we ever need to.'

Carl, who studied at the Royal College of Art and has worked with Norman Foster, finds himself looking globally for his inspiration: 'I'm influenced by housing in Japan where the houses are all about light and creating a community,' he says. 'Homes tend to be open onto the street there and the Dutch are very similar. I hope Slip House will become more mainstream in the same way – we set out to design an exemplary house. We're doing what a lot of architects have done and using ourselves as guinea pigs to see what works.'

Carl does admit to a few teething problems with technical equipment in the house, but what's been most successful is the quality of light and insulation.

'One of the benefits of such a well insulated, triple-glazed house is that it's incredibly peaceful and calm and the lovely big windows make it a very light and uplifting house,' says Carl. 'People might be in two minds about the look of the outside, but once they come inside, they usually like it.'

Carl is always keen to employ local crafts people to work on his projects: 'The furniture and kitchen were built in by Roy Middleton, a very experienced furniture maker from Peckham, who's been working with architects in Camberwell for years – he's full of energy and inspiration,' says Carl. 'And my brother Neil, a builder in Blackheath, was the site foreman. He instigated everything to do with the build. Inside, all the plywood is stained using products from Mylands in Norwood, where they make their own paints, and the composite floor is by Lazenby – it's just like the floor in the Tate Modern with a lovely surface and lots of interesting flourishes.

'It's an exceptional house to live in and we probably take it for granted,' says Carl, 'so I'm not sure how I would feel about living in an ordinary house again. I love the area with Brixton Village on our doorstep so if we did ever move, I don't think it would be too far away. Although my next project, a beautiful sustainable house with sea views in Dorset, is giving me a severe case of house envy at the moment.'

✤ Small: Thoughts and Projects by Carl Turner Architects (Artifice Books) is available in all good bookshops and at Amazon priced £16.95

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Ask husband and wife team Claudia Suarez and Daniel Michalski of Intoto Dulwich about any aspect of kitchen design and they have all the practical advice and style inspiration you need to create a kitchen that oozes style and sophistication.

They are particularly knowledgeable about lighting – an area many customers tend to overlook. 'It's surprising how many of our clients don't even consider lighting,' says Claudia, 'though it's one of the most essential elements of any kitchen design, both from a safety and aesthetic point of view. Everyone needs efficient lighting for preparation and cooking zones but we can also use it to create mood and atmosphere.

'All the electrics and fittings should be installed right at the beginning of a project,' she says, 'before any plastering, decorating and furniture fitting takes place. The best schemes are where we layer the effects by zoning the lighting according to its use. Task lights are used for working, ambient lighting for dining and relaxing and feature lighting for impact. Look at a combination of ceiling lights, spots, downlighters, uplighters and strips under shelving or around the perimeter of an island. Dimmers also add extra flexibility.'

Claudia and Daniel, experts in kitchen design, are celebrating their second year at Intoto Dulwich

'You need direct illumination over anywhere that kitchen preparation and cooking takes place, including worktops, hobs, ovens and sinks,' says Claudia. 'You want to slice ingredients safely, without shadows, so look for recessed or semi-recessed undermounted options, as exposed fittings collect grease and grime. LEDs are available in a range of colour 'temperatures' and offer excellent and energy efficiency. The latest trend is for sensor operated products – installing them in drawers and cabinets makes it so much easier to find that elusive corkscrew after dark!'

As the trend for open-plan kitchen diners continues, it is important it is to plan lighting accordingly. 'Whether you have a separate dining table, island or breakfast bar, make sure you have adequate lighting for eating as well as a softer scheme for after-dinner conversation,' says Claudia. 'Think overhead rise-and-fall pendants and wall lamps. Ambient lighting is also a must. We'd suggest softer solutions such as dimmable wall lights with shelf and cabinet LEDs in an open-plan space. You could even have lighting installed in the plinths beneath your cabinets or on an island, which look spectacular at night.'

Whatever aspect of your new kitchen you wish to discuss, call into Claudia and Daniel's Dulwich showroom where they can help you with everything from design and planning advice to full fit and project management.

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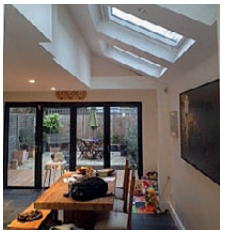

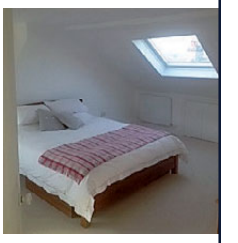

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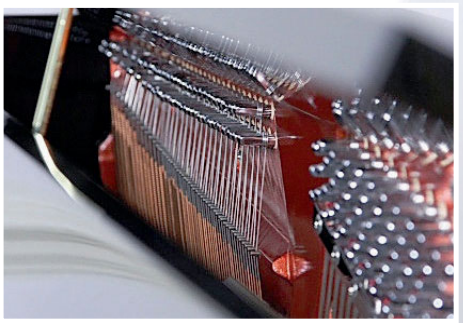

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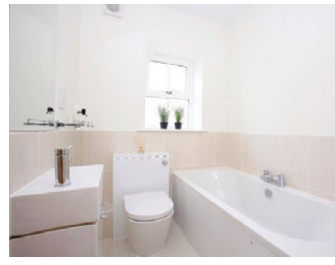

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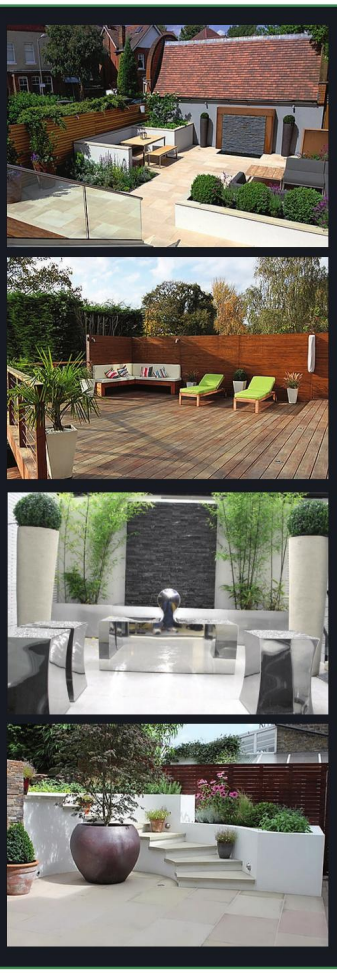

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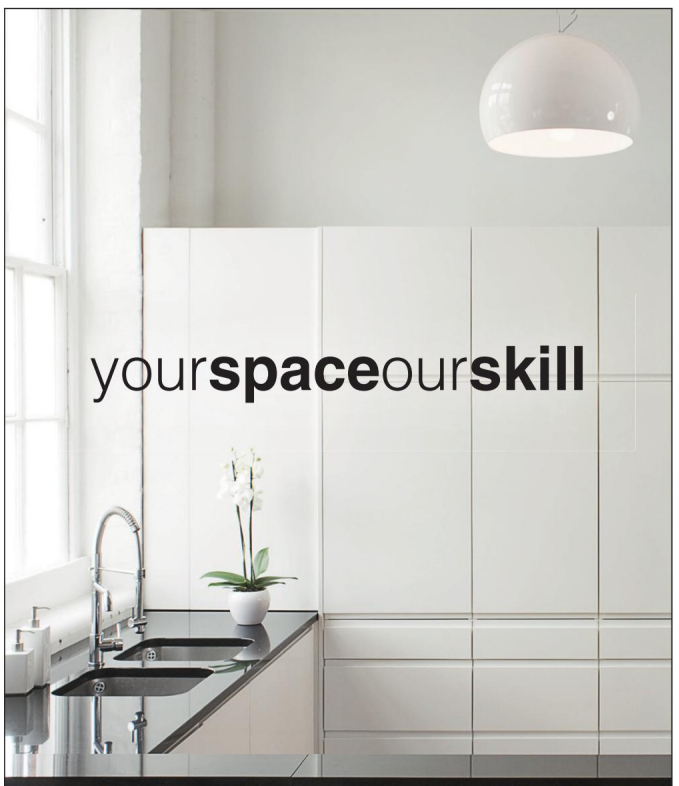

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Go beyond the ususal spring clean this month and start planning your dream home. Lisa Hedlund and Victoria Purcell ask five local experts for guidance

Floor it

Flooring is under the spotlight like never before. A shoddy shag pile simply no longer cuts the mustard. Instead polished concrete slate tiles and gleaming, original floorboards take centre stage. Gary Freeman, owner of EJ Carpets & Floorings advises us on how to get it right and add a value to your house.

With so many options available, start by simply asking yourself what you want from your floor – cosy, quirky, stylish or a quick transformation before selling your property?

'If you have expectations that it's going to last some 10 years then obviously you can't really look at the cheaper end,' says Gary. 'Those products are going to wear out quickly. If you need something to make the house more attractive so it can sell, then you can go for the cheaper option because it doesn't necessarily have to last that long.'

It's also important to remember that different styles of flooring will give your house a different vibe. A carpet will warm up your house and make it feel cosy, whereas hardwood floors are colder, but can give your home a classic look that won't date and will add value to your house.'

For those who like to stay at the forefront of interior design, hardwood floors will always provide a sleek, contemporary look, but carpets are making a comeback. Opt for dependable neutrals like greys and heathers, or go bold with statement stripes.

The most important thing to remember with flooring is value for money: 'There's certain material for every market, and you need to know what your expectations are,' says Gary. 'We can work within set budgets, but a cheap carpet is always going to disappoint, so we try to guide people in the right direction towards quality floors.'

✤ EJ Carpets & Floorings, 1-5 Perry Vale, Forest Hill SE23 2NE; 020 8699 9300; ejcarpets.co.uk

This super fine, two ply Architect twist carpet by Cavalier is available in 30 colours

Space makers

It's not always necessary to move when you need more space, but extending your home is a heck of a project to take on, and how can you be sure you're adding value to your home? Before considering any work, always check whether you need planning permission. A good architect or building company, such as Sydenham-based Dickens, will do this for you, starting with a free appraisal to fully explore your options.

'As part of our design consultation, we liaise with local planners to see if the plans are feasible,' says Sean Ryan, Projects Director for Dickens. 'We do this prior to the submission of a full planning application.

'Whether the job is a loft, a basement, a rear extension or remodelling, once you know exactly what you can and can't do with your property, the next step is to write down a wish list of 'wants' and 'essentials'. After that, work out your budget and stick to it.'

Basement conversions are big news these days, but they can be costly and controversial.

'Basements can be difficult just due to the nature of the work – drainage and services can be challenging, depending on the use of the room,' says Sean. 'They might appear initially expensive, but they are a great way to create space, and creating an additional floor generally outweighs the cost of the works. They're not suitable for all houses though.'

Building works are an expensive undertaking, so how can you be sure that you are adding value to your house?

'We have close links with many local agents and we can obtain appraisals of predicted increases in value in relationship to the additional space and cost of works,' says Sean. 'Generally speaking, the more expensive the area, the more significant the increase in value. Undertaking work is a complex procedure, but it is a good long-term investment.'

✤ Dickens, Unit 13, Metro Business Centre, Kangley Bridge Road SE26 5BW; 020 8676 5580; dickensllp.co.uk

Give yourself more space to entertain by extending the kitchen into the garden

Bifold doors create the illusion of space

Inject colour with rugs and hall runners that can be easily swapped when the mood takes you

Brighten up your home this spring with floral accessories

Learn how to upcycle your furniture at an Annie Sloan Chalk Paint workshop

House beautiful

Interior design is big news, but it's easy to get it wrong and end up with a look that soon looks dated. So where to start?

'I think a good technique is to build it up naturally, especially if you buy what you like, rather than try to create an entirely new look,' says Katherine Maclaverty, owner of the dulwich trader, ed and tomlinsons. 'Sometimes people strip out too much of the old. It's nice to have a mix and make your home unique.'

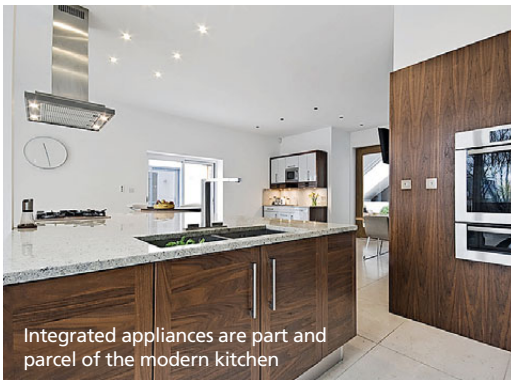
Katherine suggests choosing a neutral colour and using easily changeable items like pictures and rugs to add colour and personality to a room: 'By doing that you're look is coming from your accessories, which are easy to change.'

> Upcycling, layering cushions and rugs, and feature walls of photos, paintings and prints are right on trend now

Upcycling is also a great way to add new life to cherished items that are starting to look tired. Lucy Giles, manager of tomlinsons, leads upcycling workshops using Annie Sloan Chalk Paints. These specially formulated paints are super thick, allowing you to easily create everything from distressed and antique looks to neater styles. On trend colours at the moment include pastels, sherbets and metallics, but be sure to use them to highlight features in your room rather than as your main colour scheme, which you may soon tire of. Layering cushions and rugs and feature walls chock full of photos, paintings and prints are also in style at the moment.

✤ Annie Sloan paints are stocked at tomlinsons, 89 Dulwich Village SE21 7BJ; 020 8299 1260. For details of the paint workshops, see rigbyandmac.com

Kitchens are no longer somewhere just to cook – creating a family or entertaining space can really add value to your home



Integrated appliances are part and parcel of the modern kitchen

Kitchen capers

As the heart of the home, a great kitchen needs to be both practical and fabulous. But with so much to consider, from appliances and style to storage and entertaining space, where do you start?

'Start by looking at what you and your family require from the kitchen,' says Jacqui Gordon of Ian Dunn Woodwork & Design. 'If you have children, will they be doing their homework in there? What type of cooking will you be doing? What sort of appliances will you be using? All this needs to be taken into consideration.'

The kitchen is no longer simply a place to cook. Gone are the days when we had to shut ourselves away when hosting a dinner party. Instead, the kitchen is now where people gather and entertain.

'Having a separate dining room in a different part of the house doesn't work any more,' says Jacqui. 'I think people should realise that the kitchen is much more of a family area, a family space.'

And how can you be sure that your new kitchen will add value to your home? A bespoke kitchen 'makes the best use of the space, and gives that wow factor,' says Jacqui. 'Also, use a kitchen company that will do the design for you, rather than just sell you a kitchen.'

✤ 4 Goose Green Trading Estate, 47 East Dulwich Road SE22 9BN; 020 8613 1781, 020 8613 1782; iandunn.com

Let there be light

Our neck of the woods is chock full of gorgeous, period housing stock, but those original sash windows are notoriously difficult to maintain, especially if your property is listed. Fortunately, Crystal Palace-based Premier Windows has a lot of experience in this area.

Terry McFadden, managing director of Premier Windows, knows just how to balance sustainability, longevity and heat retaining quallities with the requirements of listed buildings. First up, you need to match the style of your home with your style of window – this decision will likely be made for you if your property is listed, but if not, Terry can advise you on choosing a cohesive style. If you live in a Victorian or Edwardian home, for example, then it's best to go for the standard up-and-down sash style windows. Equally, Premier Windows caters for more contemporary properties.

If you want to be sure to add value to your home, aim for timber frames over uPVC: 'Timber will outlast any uPVC window,' says Terry. 'It used to be that uPVC was the go-to because of its 10-year guarantees, but our timber frames have a lifespan of 60 years and it'll be 10 years before they need repainting.'

But frames are not the only thing to take into consideration. Triple glazing has thermal insulation properties that reduce heat loss, and for those who live near busy roads, there are special types of glass with additional sound-proofing properties.

With such a huge undertaking, it's also important to choose a reputable company: 'When picking an installation company make sure to avoid choosing ones that are not insurance backed, or fair trade, or trust marked,' advises Terry. 'Also, pick companies that have been running for a long time. If somebody's company has opened up and shut down over and over then they're not a company you can trust.'

✤ Premier Windows, Safety House, Beddington Farm Road, Croydon CR0 4XZ; 020 8683 4446; premierwindows.ltd.uk

Seeking inspiration?

Grand Designs Live, packed with over 500 exhibitors in interiors, gardens, food and housewares, kitchens, bathrooms and more, returns to ExCeL from 3-11 May. *Living South Resident* readers qualify for 2-for-1 tickets if you book before 30 April, saving 50% on the original price. To take advantage of this exclusive offer, use the code RES241 when booking tickets online or by calling 0844 854 1348.
Find out more at granddesignslive.com

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London SE3 0TW
info@lordshipflooringco.co.uk
Tel: 020 8852 8109
Monday-Saturday: 10am-5pm

THE HORNIMAN MUSEUM & GARDENS

The Horniman Museum has a series of gardens that reflect its collections, including the Medicinal Garden, featuring plants used to treat illness, the Food Garden, which celebrates the diversity of food plants and the Arts and Crafts-style Sunken Garden, with spectacular floral displays in spring and late summer. There's also the Sound Garden, where you can create music on a giant scale, as well as the new Animal Walk, where visitors can enjoy a close encounter with alpacas, goats, sheep, rabbits and chickens.

✤ 100 London Road, Forest Hill SE23 3PQ; 020 8699 1872; horniman.ac.uk

5 of the best
For garden inspiration

ALLEYN PARK GARDEN CENTRE

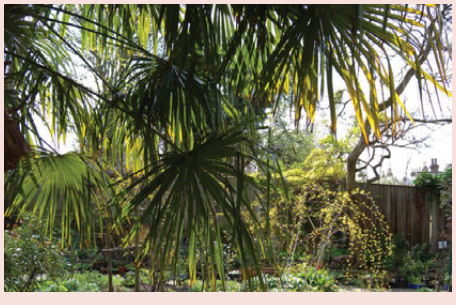
Rated as one of London's best gardens centres by *Time Out* and one of the 50 best in Britain by *The Independent*, the boutique-sized Alleyn Park is a must-visit. Alleyn Park emphasises UK-grown stock from small suppliers, including fruit trees (apples, pears, plums, cherries, quince), herbs and herbaceous perennials. Ornamental cherries are stocked in the spring, as well as weeping pussy willow and twisted hazel with their fabulous bare contorted stems in the winter and long catkins in the early spring.

✤ 77 Park Hall Road, West Dulwich SE21 8ES; 020 8670 7788; alleynpark.co.uk

South London Botanical Institute

The garden at the South London Botanical Institute in Tulse Hill is densely planted with themed borders, formally laid out and separated by a grid of paved paths. The space is compact, but the garden contains over 500 labelled species. At the heart of the garden is the pond that provides a home for frogs and newts and support native wetland plants like water forget-me-nots.

✤ 323 Norwood Road, Tulse Hill SE24 9AQ; 020 8674 5787; slbi.org.uk



Acer Landscapes

East Dulwich-based Acer Landscape and Tree Surgery, a family-run business owned and operated by Phillip and Patrick Bacon, specialises in child and pet-friendly low-maintenance gardens. Services range from landscaping and tree surgery to renovation and general maintenance. Transform a forgotten space into a beautiful place to enjoy the summer, whether you desire a sunny lawn for the little ones to run about, a terrace for entertaining, a flower garden or vegetable patch.

✤ acer-landscapes.co.uk

THE RHS GREAT LONDON PLANT FAIR 2014

The annual Royal Horticultural Society hosts the Great London Plant Fair from 1-2 April in Westminster. Stock up on plants, take home tips on how to revitalise your garden and choose from a series of informative talks on spring flowers and gardening in a changing climate. Advance tickets £5, on the door £8, members free.

✤ RHS Horticultural Halls, Greycoat Street, Westminster SW1P 2PE. To book see rhs.org.uk

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Domestic bliss

From spring cleaning to antiques and interior design, these local experts are on hand to help you create your dream home

CRYSTAL PALACE ANTIQUES AND MODERN

Tucked away down a side street in the heart of Crystal Palace, this is the definitely the 'go to' London destination when searching anything for the home. Find everything from classic Georgian and Victorian to mid-century modern and vintage from 16 different dealers, all spread over four massive floors in a former Victorian warehouse. Open seven days a week.

✤ Imperial house, Jasper Road (just off Westow Hill), Crystal Palace SE19 1SG; 020 8480 7042; crystalpalaceantiques.com

ROULLIER WHITE

With spring in the air our thoughts turn to freshening up our homes. But before you do, throw out your commercial chemical-laden cleaners, which do more harm than good, and invest in a natural option. Mrs White's all natural people, pet and planet-friendly cleaning products smell simply amazing, do the job better than the supermarket alternatives, and are safer for you and your family.

✤ 125 Lordship Lane, East Dulwich SE22 8HU; 020 8693 5150; roullierwhite.com

LOCAL LUXE

THE MODERN MARKETPLACE

The Modern Marketplace, the Midcentury Modern Shows' website that brings together contemporary homeware with iconic 20th century furniture and design, is the place many designers themselves shop for investment pieces and gifts. Top stores and stylists from the likes of *Elle Deco*, *Living Etc* and *Wallpaper* go to The Modern Marketplace for ideas and to source new and antique items for shoots and their homes. There is also a retro hotel and hire vintage section.

✤ themodernmarketplace.com

JENNINGS-BRAMLY FURNITURE LTD

Jennings-Bramly Furniture Ltd, makers of bespoke fitted and free-standing furniture, design, create and installed all of their work themselves. With experience in everything from making to violins to working in the props department of the Royal Opera House, they have the flexibility and know-how to make the furniture that you desire. These works can be made in solid timber, veneered materials, or of modern manufactured boards, which are then painted by the team, or by the clients themselves.

✤ bramly.co.uk; 07715 554 694

WESTCOMBES FIREPLACES AND STOVES

Now is the ideal time to choose a stove or fireplace ahead of the autumn rush. Westcombes – the area's only HETAS-approved retailer – has the largest selection of woodburning stoves and fireplaces on show in south east London. Westcombes also offers a bespoke service for those seeking something a little unusual, manufactured to your own specifications by skilled craftsmen in marble, stone or wood.

✤ 250-252 Lee High Road, SE13 5PL; 020 8852 6204; westcombes.co.uk

JOHN HAWKINS PICTURE FRAMING

John Hawkins Picture Framing, established in 1995, is a family-run business specialising in bespoke framing. A comprehensive service is offered, including canvas stretching, box framing, and decorative mount-cutting, at very reasonable prices. The team will always offer the best possible treatment for your artwork. Also stocked are vintage exhibition posters and original photographs and prints for sale. They now have a large workshop.

✤ 350 Lordship Lane, East Duwlich SE22 8LZ; 020 8299 4102

SUSAN CLARK INTERIORS

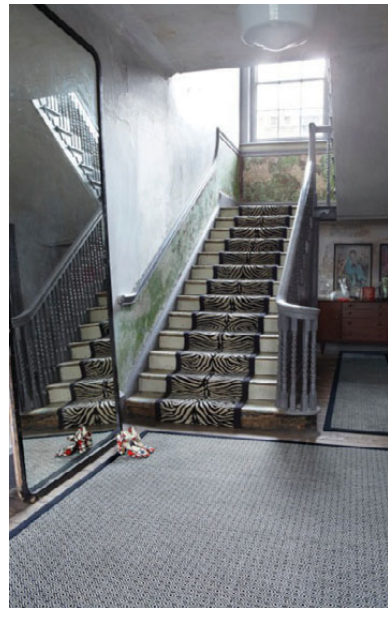
Susan Clark Interiors offers a full building and refurbishment service. Their great team of builders and craftsmen will work from architectural drawings or your own. The team has been working in and around Blackheath and Greenwich for many years, and have recently opened an interiors store in Westcombe Park where you can while away the hours looking through samples of fabrics, paints and flooring, or just browse the card and gift selection.

✤ 113 Humber Road, Westcombe Park SE3 7LW; 020 8305 2299; susanclarkinteriors.com

IAN DUNN WOODWORK & DESIGN

If you are looking for unique, individually designed furniture for your home, Ian Dunn Woodwork and Design is the place to go. From kitchens to libraries, wardrobes, media units and freestanding furniture, this bespoke company has over 30 years of experience of producing beautiful cabinets. Everything is crafted in their East Dulwich workshop and with two Wood Awards to date, you're safe in the knowledge they have the skill and dedication to create furniture to love.

✤ iandunn.com; info@iandunn.com; 020 8613 1781



LORDSHIP LANE CARPETS

Lordship Lane Carpets and Lordship Flooring Co have had an exciting start to the year with an appearance on *Grand Designs* and a piece in *Living Etc*, making the list of the top flooring shops in London. The company continues to lead the way with their huge range of contemporary flooring and tip-top service to match.

✤ Lordship Lane Carpets, 129-131 Lordship Lane, East Dulwich SE22 8HU; 020 86938728
Lordship Flooring Co, Brigade Street, Blackheath SE3 0TW; 020 8852 8109
See lordshiplanecarpets.co.uk

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PS and AB, South East London

The Faulkner drinks cabinet in cherry wood opens to reveal a drinks cabinet. Top right: A bespoke corner bookcase

Touch wood

Made By Tom Bruce Ltd, based in East Dulwich, creates bespoke furniture by commission. Living South Resident discovers just what makes Tom tick

WHAT DOES MADE BY TOM BRUCE LTD DO?

I design and build free-standing and fitted furniture – wardrobes, shelving, tables, chairs – to commission. Each piece is unique and designed specifically with the needs of the client and the space in mind. I have recently started collaborating with David Marsden, a National School of Furniture graduate.

WHAT SETS YOUR BUSINESS APART?

The design, quality and finish of the work and the fact that I make each piece from scratch in the workshop.

WHAT'S A TYPICAL DAY AT WORK FOR YOU?

Each day is different. The workshop can get cold in the winter so I'll start off by lighting the stove to warm the place up. I might spend part of the day working on designs, speaking with clients or ordering timber, but my favourite part is the making. At lunch, we usually cook something on the stove or swing by the French cafe down the road. After a long day I can often be found in the Herne Tavern with a pint!

Tom Bruce at work in his workshop

WHAT ARE YOU CURRENTLY WORKING ON?

At the moment I'm just finishing off a sewing table commissioned as a 21st birthday present. I've used Douglas Fir to match the reclaimed drawers supplied by the client. I've worked very closely with the client to create an heirloom that can be handed down through the family for generations to come.

WHAT'S ONE OF YOUR FAVOURITE EVER PIECES?

I really like a walnut walking stick I was asked to make that I fitted to a bronze dog's head handle the client had found buried in their garden. But I think my favourite piece is a cherry wood drinks cabinet integrated into a wall of shelving I made recently. The doors have a really smooth action on gas springs and inside the cupboard is backlit with glass shelves for the champagne flutes. It looks fabulous and I'm confident it's going to give years of pleasure. I want one at my house!

WHAT DO YOU ENJOY MOST ABOUT BEING A CABINET MAKER?

I love working with wood and the fact that no two pieces are the same. Each job brings a fresh challenge. The most satisfying aspect of the work is creating something with the client. I love it when we both get excited by an idea and make it happen.

WHAT DO YOU DO WHEN YOU ARE NOT MAKING FURNITURE?

I have an eight-week old daughter so at the moment it's mainly giving her cuddles and changing nappies!

✤ See more of Tom's work at madebytombruce.co.uk. For an informal discussion call him on 07976 896 156

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Food NEWS

COCKTAIL HOUR

Cocktail fans in Brixton rejoice. Not only has Seven at Brixton, opposite Franco Manca in the market, just launched its spring cocktail menu, featuring original takes on classics such as the Ale Smoked Old Fashioned, a new cocktail bar, 336 Coldharbour Lane, is soon set to open. Touted as a 'Modern Speakeasy', it is offering handmade, original cocktails. And just around the corner on Atlantic Road, Kaff Bar still offers up the best Espresso Martini around for just £5.

✤ See sevenatbrixton.wordpress.com, kaff-bar.co.uk and follow @saltsearth on Twitter for 336 updates

LIL' LAMB

Easter Sunday generally calls for roast lamb, and what better to top it off with than Mrs White's Minted Mint Sauce (£5). Inspired by a traditional family recipe and made in the English countryside, it makes for a lovely artisanal touch to your Sunday best. And where to source your lamb from? You're spoilt for choice with fabulous William Rose Butcher on Lordship Lane, Flock & Herd Butchery on Bellenden Road, or Dugard and Daughters on Milkwood Road in Herne Hill.

✤ Roullier White, 125 Lordship Lane, East Dulwich SE22 8HU; 020 8693 5150

The Good Food Guide, published by **Waitrose**, is once again inviting submissions for its **Readers' Restaurant of the Year awards**. The esteemed awards celebrate great food and service at independent restaurants, pubs and cafés from around the country. Last year, Brixton's **Boqueria Tapas** won for London – let's see if we can keep it south of the river again! Voting online at **thegoodfoodguide.co.uk/awards** until 12 May.

MEAT FREE MONDAY

Herne Hill-based Home Cooking SE24, which prepares homecooked Italian food and delivers it to your door by bicycle, has joined the #MeatFreeMonday movement. Every Monday you can enjoy dishes like mushroom lasagne and pistachio gnocchi. The enterprise is run by Italian natives Giuseppina and Totò, who source ingredients from Brixton and Herne Hill and make their own pasta by hand.

✤ homecookingse24.co.uk; 020 7652 1794

3 of the best artisan Easter eggs

HOTEL CHOCOLATE

Modern art with your egg? The Facet captures the dazzling geometry of a cracking egg. Available in milk and dark chocolate. £20 (200g).

Intu Bromley, High Street, BR1 1DD; 020 8466 0730

ROCOCO

West Dulwich-based Rococo's hand-painted eggs are a delight. This year, the artisan chocolatier has crafted a leaping hare (£25) and a Japanese bird design (£32.50).

rococochocolates.com

BON DE BON

South east London-based chocolatier, Olga Bonde, hand makes these beautiful white, milk or dark chocolate eggs with salted caramels inside. £17 (250g).

bondebon.co.uk

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thecrookedwell.com

BAR of the month

THE GRAND UNION

The Grand Union in Brixton has, to me, always been the pub to head to when the sun's shining – the beer garden is huge. But now there's good reason to head over whatever the weather – the new cocktail menu.

Among the couldn't-be-without-them mojitos and martinis – and a very good cosmopolitan – are tobacco-infused cocktails and fun combinations of fizz and candy floss. The Mint Julep is a good smoking jacket and armchair drink (Jim Beam bourbon, mint and sugar served in a mini Boston tin), as is its classic friend, the Perfect Storm (Kraken spiced rum with fresh lime juice and bitters floated on ginger beer).

But my tastes lean more towards the fizz end of the spectrum. The Cherry Thyme Fizz (Prosecco infused with thyme and cherry purée, served with glace cherries pierced with a sprig of thyme), is a refreshing easy drinker, and the Candy Floss Fizzer is a lot of fun (a glass of Prosecco furnished with candy floss and popping candy). We also tried the Toblerone (milk and honey with Frangelico, Amarula and Tia Maria, dusted with chocolate) – a hint of the White Russian about it but a great way to round off cocktail hour.

✤ 123 Acre Lane, Brixton SW2 5UA; 020 7274 8794 & 26 Camberwell Grove, Camberwell SE5 8RE; 020 3247 1001; grandunionbars.com

The Candy Floss Fizzer, furnished with popping candy, is a lot of fun

BRUNCH FOR TWO
Around £20. Cocktails £9 each

WHAT TO KNOW
Plantation breakfast is served 7.30-9.30am on weekdays, and brunch 9am-11am on weekends

WHAT TO EAT
The mackerel ganash is a lovely, original dish, and the banana bread is out of this world

RATING
★★★★★

RESTAURANT REVIEW

Rabot 1745

My friend hates the word 'brunch'. 'It's just a late, lazy, breakfast', she says, 'so just call it breakfast.' A fair point, but I'm afraid she's just going to have to get used to it because I intend to eat brunch at Rabot 1745 in Borough Market as often as I can. Not only do they poach a mean egg, every dish on the menu is influenced by the cacao bean.

The Rabot Estate, established in 1745 in Saint Lucia, was restored back to its full glory a few years ago by the founders of Hotel Chocolat. They loved it so much they opened a hotel there, and now we're lucky enough to have the restaurant, Rabot 1745, here in London too, with its killer brunch.

Seated by the window on the first floor, where we could watch the crowds buzzing about the market, we were immediately furnished with water and coffee, before our wonderfully chirpy waitress explained the menu to us. I knew it was chocolate-centred, but wasn't sure how this was going to work with my bacon and eggs.

'Think of it more as a spice,' she said, as she crushed a cacao nib, 'you can just eat it by itself, or add it to your dish.'

To the menu. My eye immediately fell on the words 'mackerel ganash', but it's hard to shift the thought of molten chocolate running everywhere. It doesn't. The smoked mackerel ganache with spinach and poached eggs is utterly delicious. The mackerel certainly takes on a chocolatey hue, blended with caramelised red onions and cacao nibs, and served on homemade toasted cacao nib bread. My friend had the pecan and cacao-glazed bacon with blackened tomatoes and poached eggs, again served on toasted cacao nib bread. We also tried the banana bread, served warm with cacoa nib butter and homemade hazelnut chocolate spread. More of that please.

Things got even more fabulous when the breakfast martini (gin, marmalade, lemon, dry vermouth) and fresh cacao bellini (Prosecco with tangy cacao pulp) arrived. Decadent, yet very necessary.

✤ 2-4 Bedale Street, Borough Market SE1 9AL; 0800 408 4770; rabot1745.com

The dishes at Rabot 1745 are subtely influenced by the cacao bean and absolutely delicious

the dulwich trader
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THINGS WE LOVE

Delfina diamond, topaz, pearl and gold ring, £730
matchesfashion.com

Sophie Hulme leather shoulder bag, £295
Liberty, Regent Street W1B 5AH; liberty.co.uk

Whistles midi dress, in light pink £350
whistles.co.uk

essential STYLE

By Shona Wallace

Living South resident LOVES

This v-neck sculpted shift by J Crew is suitably sharp for spring

Sunny delight

The undisputed colour of the season, yellow has never shone so bright. Ease in by pairing yellow with neutrals and sky blue. This blue floral jacket by J Crew features primrose petals for a subtle spring hit (Rooney floral-print cotton and silk-blend jacket, £300, net-a-porter.com), while these cropped lemon jeans by IRO are a modern alternative to the staple white skinny (£185, Donna Ida, 106 Draycott Avenue SW3 3AE).

3 OF THE BEST Spring boots

Blue suede buckled boots, £325
avenue32.com

Zara wide heel ankle boot in powder pink, £79.99
zara.com

Isabel Marant suede boots, £360
matchesfashion.com

Saved for Best blue sharkskin suit in Italian wool, £495; foulard print shirt, £130; chronograph watch, £130

The new Simon Carter collection features fun prints, softly tailored jackets and pin-sharp suits

SHARP SHOOTER

Red chambray jacket in Italian cotton, £300; plant bug shirt in Italian cotton, £150; blue Italian cotton twill chinos, £115

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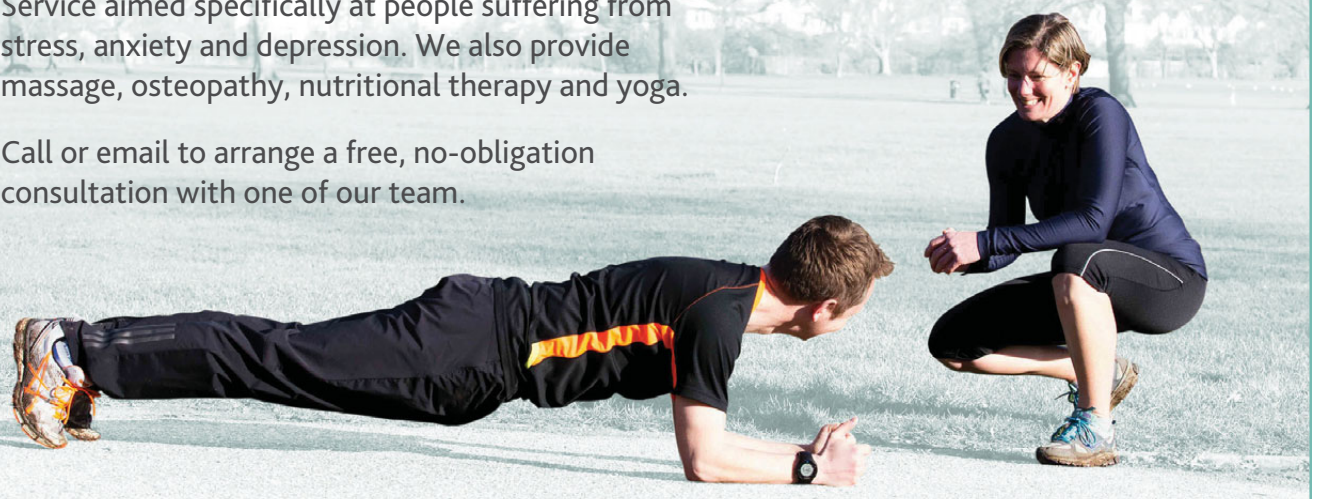

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Cobalt twill jacket in Italian linen, £275; Liberty English Field print shirt, £130

Dragonfly print shirt in Italian cotton, £150; cotton twill chinos, £115; belt, £65

Italian wool melange peak lapel suit, £425; insect jacquard shirt, £100; tie, £50; Mother of Pearl tie slide, £40

Photography: marcabolom.com

Simon Carter, 71 Westow Street, Crystal Palace SE19 3RW; 020 8768 1457; simoncarter.net

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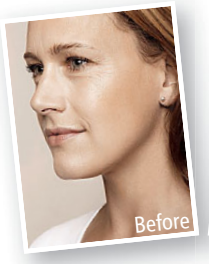

For more information or to book an appointment call Sara on 07821 705442
or visit our website at www.dulwichnaturalbeauty.com
Email: enquiries@dulwichnaturalbeauty.com

For more information about Restylane visit www.restylane.co.uk

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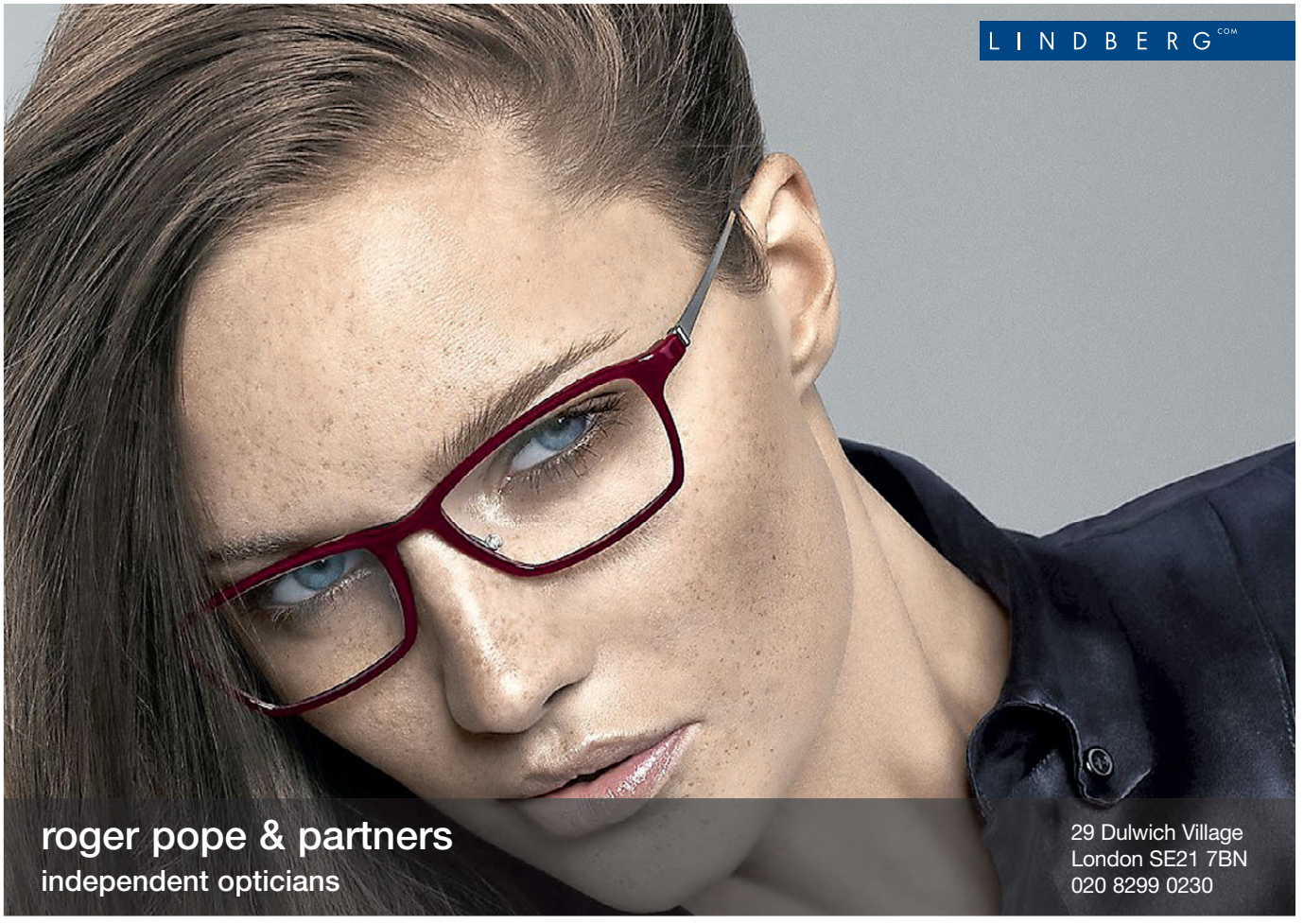
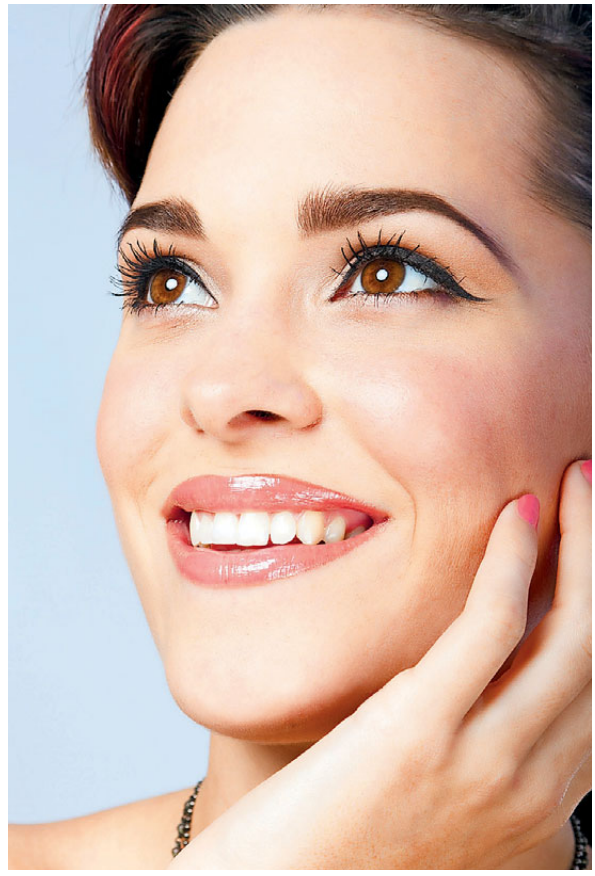


THREE'S A TREND

Tangerine Dream

The quintessential lip colour this season? Orange. Citrus pouts ruled the roost at the spring collections, with acidic mandarin shades at MSGM and fiery sunset hues at Henry Holland. Try Chanel **Rouge Coco Shine in En Vogue**, £24 (1), a tangy clementine offering with a meltaway, balm-like consistency (chanel.com). For a traditional matte look, choose MAC Pro **Lipstick in Morange**, £15 (2, maccosmetics.co.uk). Those who like a pearlescent look will love **YSL Rouge Volupté Pearl in Coral Incandescent**, £24 (3), which comes in a decadent gold case (YSLbeauty.co.uk).

LUXE LOOKS



Edited by Mary-Jane Wiltsher

Youthful glow

Estée Lauder's new high performance **Revitalising Supreme Global Anti-Aging Crème** (30ml, £36) is the first crème to use IntuiGen Technology™, which anticipates and responds to your skin's changing needs. Lightweight, multi-action and velvety smooth, it tackles lines, wrinkles, loss of firmness and dehydration.

✤ Available at harrods.com

SALON REVIEW

SEAN HANNA

It's been a while since I loved my hair, but we're getting along pretty well right now, thanks to the new Connexion Cut at Sean Hanna. Renowned for their signature cuts, the latest offering from the creative team is designed for those looking to add edge to their hair while maintaining length and thickness. It's the look I've been trying and failing to achieve, and now I have it. My hair is fine, but there's lots of it, and this cut suits it, reintroduing the volume and bounce that had taken its leave. Charlotte, head stylist at the Canary Wharf branch, talked me through the cut and advised me on some ideal products for my hair type before blow drying my new, versatile style into beautiful waves.

✤ The Connexion Cut starts at £35 (depending on branch and stylist). For your nearest salon see seanhanna.com

GRAPHIC EYES

Heavily charcoal-topped eyes were on show at Roksanda Ilincic and Yves Saint Laurent. Recreate the look using NARS Black Valley Eye Paint, £18.50, which offers a highly pigmented, weightless gel formula, for a silky finish and 18-hour wear.

✤ Available at narscosmetics.co.uk

ONE FOR MUM

Looking for a gift for a mum to be? We love the Mother Gift Box from Neal's Yard remedies. The set contains a luxurious balm, bath oil and massage oil, for £35. All are organic, with soothing and elasticity-boosting skincare properties.

✤ 8 East Street, Bromley BR1 1QX; 020 8313 9898; nealsyardremedies.com

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HAPPY go lucky

Looking to quit smoking, lose weight or deal with anxiety? Free yourself with a little help from Dune Hypnotherapy

Whether you're looking to stop smoking, lose weight, gain confidence, sleep more soundly, or overcome a fear or phobia, experienced hypnotherapist Diana Powley, can help.

Using a combination of hypnotherapy and other techniques – including Neuro-Linguistic Programming, the Emotional Freedom Technique, Eye Movement Desensitisation and Reprocessing and Reiki, Diana can help break old, negative habits, often in just one session, so that you can focus on enjoying your life. She even founded Habitbreakers, a UK-wide organisation of professional hypnotherapists that specialises in just that. Diana can even help people to have increased confidence in themselves and in public speaking.

But what exactly is hypnotherapy? Essentially, it's a form of psychotherapy used to create unconscious change in the patient in the form of new responses, thoughts, attitudes, behaviours or feelings. This is achieved by relaxing the patient to such an extent that they have heightened responsiveness.

But can it work even for the most sceptical of clients? We asked one of Diana's patients, who suffered from anxiety and panic attacks, and was unsure of the practice at first, to talk us through his experience.

'I started off the session feeling very pessimistic about hypnotherapy,' said the patient, who wished not to be named. 'But I can safely say I have never felt so relaxed. We started the session by talking about me – my past, my worries and anxieties.

'Diana made me feel so comfortable talking to her about my past, and the session brought up many things, including my first panic attack. I've never really been one to cry, as I've always thought of myself as 'the strong one' – a strong, independent man that looks after his family and friends. But Diana allowed me to focus on myself and bring logic into my thinking, and I just burst into tears. It was such a relief to finally let it go, and Diana understood.

> All I remember is feeling relaxed. Time did not exist. I was taken back to the happiest times of my life

'Then we started the hypnotherapy session. The room I was in was so relaxing and Diana explained how everything would work. All I remember from this point on is waking up feeling so relaxed and happy. Time did not exist. I felt like I was taken back to the happiest times of my life and I can remember the smell, the colours, the sounds, the people. And me being a child again.

'I felt like I was floating on air, just for a few minutes, but when I woke from the experience a whole hour had passed. I honestly thought Diana had changed the time on the clock. It was a very spiritual experience.

'After the session Diana gave me a CD, which I used again the same day. As a result I feel I have changed how I view the world, retraining my brain to focus and think logically. My energy levels have risen dramatically; I feel differently about me and wish I could put it into words for you to understand.

'If you are like me and have tried to hide from your past – your anxieties and worries – don't! Allow yourself to be taken back to a time where you were happiest, think logically about the world we live in and you'll soon get your energy levels back.

'My advice to anyone is be open to hypnotherapy. I have never taken medication for my attacks as I never wanted anyone to know, least of all my colleagues at work.

'Hypnotherapy changed me in one session and I believe that, with Diana's help, and sticking with the CD that she gave me, I am ready to heal and take on the world again.'

Diana is well known in the field of hypnotherapy. She is the author of a series of hypnosis CDs and articles for the NHS Guide to Healthy Living and the National Association of Primary Care Review. She also runs seminars, talks and group hypnotherapy sessions and has appeared on TV and radio.

✤ Delta House, 175-177 Borough High Street SE1 1HR; 0800 093 2024; 07886 863 923. Diana also works in Dulwich and at Fairlee Wellbeing Centre in Clapham. See dunehypnotherapy.co.uk

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Diana Powley

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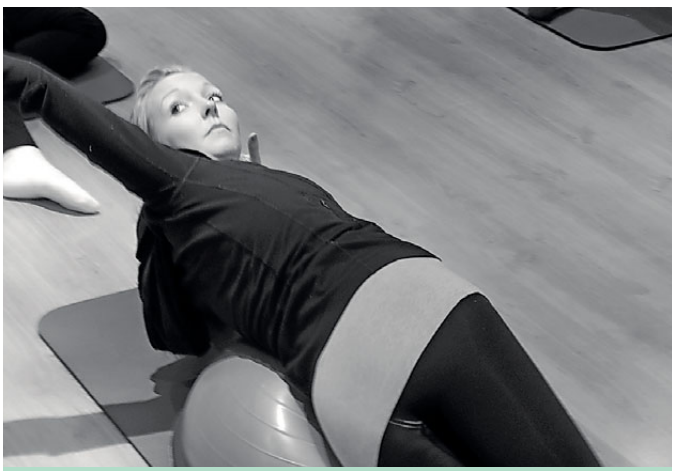

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HOME FROM HOME

Janelle Butterfield looks at why the Caribbean island of Barbados is fast becoming a second home for those wanting a little piece of paradise

While the West Indies have long enjoyed a strong tourist trade thanks to the balmy temperatures and flawless beaches, Barbados is unique in its pull, with many guests staying longer each year – sometimes never to return home. Regularly in the headlines as everyone from Cara Delevingne to Simon Cowell soak up island life, it seems even those who travel far and wide keep returning to this haven.

After an eight-hour hop across the Atlantic, it's not hard to see why. Arriving on the island we're instantly met with 28 degree heat, the famous rum punch and a signature warm, Bajan greeting. It's a short transfer to our villa, where views of the Caribbean ocean stretch for miles. Sitting on the west coast, the Royal Westmoreland resort is set amongst 750 acres, with homes tucked away into discreet enclaves providing a sense of privacy across the manicured lawns and a sprawling 7,045 yard golf course. With a growing ex-pat community and endless sunshine, over 20% of owners now live here all year round as the resort has fast become a go-to for investors.

> Just 21 miles long and 14 miles wide, Barbados, or 'Little England', is an ideal place to explore tropical terrain

Once acclimatised (just add more rum punch), one of the best ways to see Barbados is by boat, providing picturesque views of the colourful coastline and the country's natural wildlife. Setting sail on the Silver Moon Catamaran, our first stop is a quiet bay where turtles swim freely amongst the snorkelers, and schools of brightly coloured fish teem amongst shipwrecks, before mooring alongside a secluded beach for a fresh lunch provided by our fantastic crew.

Just 21 miles long and 14 miles wide, Barbados, or 'Little England' as it's affectionately nicknamed, is an ideal place to explore tropical terrain or simply indulge in home comforts; tourists can drive along the rugged east coast to see some of the natural landscape or head into Hole Town to peruse the designer boutiques and bars. If it's rum you're after – and you will be

Pictured from clockwise, top left: Ocean Retreat at Royal Westmoreland; the beach offers a host of water sports; the delightful spa pool; the Ocean Drive patio; the view over the golfing fairway

on arrival – the Mount Gay Rum Tour offers a historical background of the country's greatest export, complete with a tasting session that'll leave you positively horizontal.

Granted independence in 1966, the Queen is head of state here, and there's a strong British influence, not least of all in the food (just try the bread and butter pudding). The Cliff has long been heralded as offering some of the island's finest cuisine, marrying stunning views of the coastline with five star service and a fantastic selection of British-inspired dishes with a Caribbean twist. Further south, Art Deco-inspired Cin Cin has become the relaxed choice for contemporary Mediterranean dishes – and you might even spot a turtle swimming by. All too aware of the culinary delights, we hit the on-site gym, where a morning work-out makes way for more rum punch and classic sweet potato pie at the resort's Rum Shak.

One thing you can't help but notice wherever you are in Barbados is the great sense of humour and welcoming nature of islanders. There's affection for Brits amongst Barbadians, who are always happy to stop and chat. Looking to experience their laid-back party vibe we head to Mullins Beach Bar, just a stone's throw from Westmoreland, where freshly muddled cocktails are served up to a sunset backdrop, live reggae music and plenty of local charm.

Saying goodbye to this paradise island wasn't easy, but as the sun set on a memorable getaway, I suspect just like those in the know, I'll be back very soon.

TRIP NOTES

✤ A stay at the Royal Westmoreland start at £275 per night for a two-bed villa, going up to £1,155 per night for a six-bed villa – based on prices from 1 May. For more information on sale properties, head to royalwestmoreland.com. Virgin Atlantic fly daily to Barbados from London Gatwick. Economy class fares start from £264 plus £327.97 tax; virgin-atlantic.com

Not just *This Morning...* but every morning

Marilyn Stowe is the senior partner at Stowe Family Law and is also known for her 'Divorce Clinic' on ITV's This Morning.

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Urban beach

Life's a beach, even if it is of the urbane variety, so embrace it with street artist Malarky's Urban Beach collection for Boys&Girls. The London-based kidswear brand brings colour to little people's lives through their vibrant organic clothing. The limited-edition collection for ages 1-10 years consists of two long-sleeve raglan tees with contrast sleeves (£16), a vest top with contrasting trim (£12) and a hooded sweat top (£28). The collection is made from organic cotton with eco-friendly prints and Malarky's tag woven into the label. The tops are designed to complement the rest of the Boys&Girls spring-summer collection, which includes a range of 70s inspired lightweight denim featuring an embroidered star and bright stitch details.

✤ Buy online at boysandgirlsshop.com

MINI resident

Photo: Gillian Mulloy

Clean and tidy

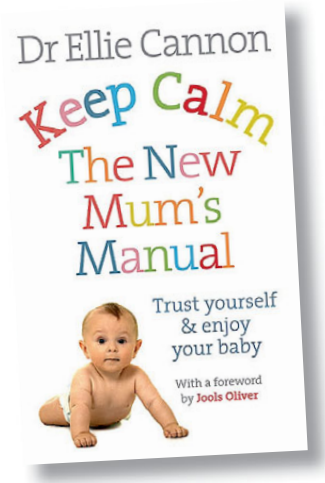
Volunteers at Ronald McDonald House Camberwell, which provides much-needed accommodation for the families of sick children being treated at King's College Hospital, prepared for an early spring clean in February. As well as pitching in with hours of deep cleaning, the team of volunteers from several McDonald's restaurants in Kent made a donation of £5,000, raised through in-store fun days, raffles and face-painting sessions. The funds raised will go towards the running costs of the House, which last year helped 327 families stay close to their children in hospital.

✤ See rmhc.org.uk/camberwell

Easter bunny fun

The Horniman Museum & Gardens is hosting an Easter Bunny Glove Puppets workshop on Saturday 12 April. Design and decorate an Easter Bunny glove puppet as part of the Art Markers programme, where families with children aged 3-plus can have fun and learn craft skills. £3 per participating child, adults free. Purchase tickets on the day from the Information Desk. Workshops run 1.30pm-2.15pm and 2.45pm-3.30pm.

✤ Horniman Museum and Gardens, 100 London Road, Forest Hill SE23 3PQ; 020 8699 1872



Trust your instincts

Parenthood can be scary, especially with your first born. So if you're expecting or know someone who could use a friendly, non-judgemental voice, *Keep Calm The New Mum's Manual* is a refreshing voice in the parenting world. Written by BBC Breakfast's resident TV expert Dr Ellie Cannon, it turns the tables on the wealth of parenting manuals and their conflicting advice – GP and mother-of-two Ellie instead empowers you to relax, trust your instincts and enjoy more time with your baby.

✤ Available from all good bookshops (£10.99, Vermilion)

ALUMNI ON CALL

Did you go to The Charter School? If you're a former student and would like to support current students, the staff want to hear from you. The Charter School is one of more than 500 state educational facilities across Britain that has registered with Future First, a charity that helps set up alumni networks to provide career and education role models, mentors, work experience providers, governors, donors and more. Some 50,000 former students across Britain have already signed up.

'More than 39% of state school students don't know anyone in a job they'd like to do,' said Alex Shapland-Howes, Managing Director of Future First. 'If they see that someone who went to the same school and grew up in the same community has achieved a fulfilling and satisfying job, it helps them see it's possible for them too.'

✤ Sign up via futurefirst.org.uk or email Alexa on adavies@charter.southwark.sch.uk

Education news

This month's news and views for little learners

PECKHAM PUPILS MAKE FURRY FRIENDS

Children from St Francis Primary School in Peckham were elated to be surrounded by fish, reptiles and small animals at the opening of Pets at Home on Old Kent Road in February. The children were the first through the door – a fitting match, since St Francis is known as the patron saint of animals.

The team at the store lead a series of pet care workshops, where the children learned about what various animals eat, where they sleep and their healthcare needs. The new store features a pet village, aquatics centre, reptile centre, a groom room and an adoption centre where pets such as rabbits, guinea pigs, hamsters and other small animals are cared for until they find a new home.

EMPLOYABILITY DRIVE

What do Google, John Lewis, Gatwick Airport, Estee Lauder and Toyota have in common? They are all supporting Croydon College's new employability initiatives. Croydon College has created a state-of-the-art Employability Hub for students to search job vacancies, meet employers, get careers advice and more.

In Croydon, according to the Office for National Statistics, there were 7,900 16-24 year-olds without work in 2012. More than one in seven of those were not in education, employment or training.

James McGuire (17) is one student already benefitting from the service: 'Croydon College has been amazing for me. I came here because they had the course that I wanted to do, but the employability support and guidance has ensured that I am well on my way to becoming a qualified sous chef.'

✤ Businesses interested in working with Croydon College should email careers@croydon.ac.uk

Dance, dance!

Coin Street Community Builders, together with their new South Bank neighbours Rambert, Britain's national dance company, are hosting dance workshops during the Easter holidays. The free Youth Dance Easter course for ages 14-19 years runs from 7-12 April (10am-4pm daily), the Mini Movers Easter course for 5-7 years runs 14-16 April (10am-1pm daily) at a cost of £30 per child. All classes take place at Rambert's new state-of-the-art building.

✤ To book a place call 020 8630 0615 or email learning@rambert.org.uk

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Wed 26 June 6.30pm - 8pm
Sat 20 Sept 10.00am - 1pm

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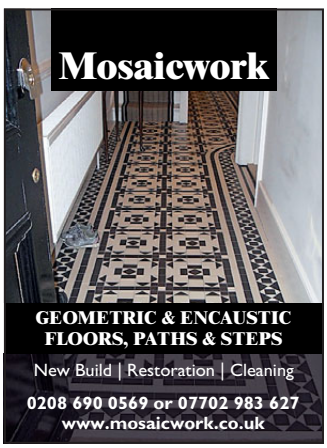

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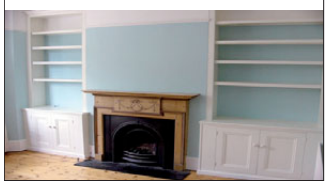

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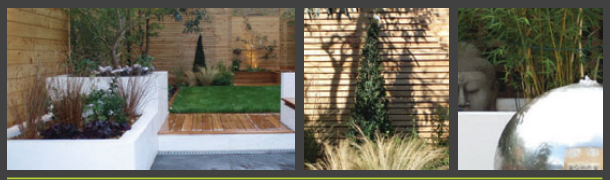

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Ref: 7904

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- Sought After Location
- Three Bedrooms
- Garden Flat
- Open Plan Reception
- Chain Free
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EPC Rating: D

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GUIDE PRICE £550,000 - £575,000

Abbots Park, SW2

Ref: 8145

The property is complemented by a huge master bedroom, plus the unusual feature of an annexe, currently let to a lodger, which would be an ideal teenagers retreat. The private garden provides ample space for growing families needs. The property is set in a residential location, approximately 1.1 miles from Brixton town centre with its vibrant market and Brixton Village, as well as the Victoria line tube providing excellent links into and out of the city.

- Semi Detached
- Three Bed House
- Annexe Feature
- Quiet Location
- Huge Master Bedroom
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- Period Features
- Mezzanine
- En-Suite In Master Bedroom
- Spacious Reception
- Close To Transport

EPC Rating: TBC

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GUIDE PRICE £1,100,000- £1,200,000

Blenheim Gardens, SW2

Ref: 8077

A pristinely preserved example of classic yet chic Edwardian architecture is found in this impressive period terraced house. The entrance hallway has ornate carved door frames providing visual delights complementing the well preserved and immaculately maintained original mosaic tiled flooring. Original cast iron and tiled fireplaces are present throughout the house with a stunning front reception room illuminated via the original sash windows. A must see.

- Edwardian Architecture
- South Facing Garden
- Four Double Bedrooms
- Sash Windows
- Chain Free
- Original Features

EPC Rating: E

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Victorian Gem

OIEO £750,000

Sears Street, SE5

Ref: 4119

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- Double Reception Room
- Fitted Kitchen
- 5 Bedrooms
- Bathroom/WC
- Central Heating
- Low Maintenance Rear Garden
- Quiet Cul-de-Sac

EPC Rating: E

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Modern Living

OIRO £330,000

St Georges Way, SE15

Ref: 4155

A stunning and stylishly presented apartment in a great location, with a lovely open aspect. The layout is generous and arranged off a central hallway which has two useful built-in cupboards - great for stowing away your sports paraphernalia. The huge reception room is open plan to the kitchen and is 6m long and boasts French doors to the sweet Juliet balcony at the rear, allowing sunlight to flood in.

- Open Plan Reception
- Smart Fitted Kitchen
- 2 Bedrooms
- Super Bathroom/WC
- Juliet Balcony
- Allocated Underground Parking
- Sought After Development

EPC Rating: B

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£1,200,000
Sydenham SE26
Ref: 1234

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- Victorian Townhouse
- Six Double Bedrooms
- Cul-de-Sac Setting
- Off Street Parking
- Excellent Amenities
- Spacious Rear Garden

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£689,950
Crystal Palace SE19
Ref: 4321

Cast your eye over this well executed four double bedroom semi detached house. Nestled on this quiet cul de sac only a short walk away from the playing fields, South Norwood Lakes and Cypress Primary School. This divine 1930's home also has been meticulously kept by the current vendors and affords a spacious kitchen/breakfast room, two bathrooms including an en suite to the master bedroom and a garden the size of a tennis court!

- Semi Detached Home
- 1930s Build
- Four Double Bedrooms
- En-Suite to Master Room
- Off Street Parking
- South Norwood Lakes

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Ref: 8158

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- 3 Bedrooms
- Excellent Location
- Close to Heber School
- Semi Detached
- Great Family Home
- Victorian Property
- Good Transport Links

EPC Rating: D

Call Dulwich today

Absolutely Grand

£775,000

Stanstead Road, SE23

Ref: 8203

This exceptional and individual house has just about everything going for it. Fabulous character and scale, massive living space, huge bedrooms, super wide garden, gated off street parking and a its own garage. You really have to see it to believe it call now to take your tour.

- Victorian Property
- Double Fronted
- Off Street Parking
- Garage
- Five Bedrooms
- Detached Property
- Beautifully Maintained

EPC Rating D

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haart

Dulwich Sales
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Call us 8am - 10pm everyday

Fabulous Four Bed

£899,950

Bassano Road, SE22

Ref: 8117

A beautifully presented 4 bedroom house in one of the best locations in East Dulwich. The house is laid out of over 3 floors to include probably the best loft conversion you will see. This excellent house also has a brilliant full width kitchen for those that like to entertain.

- Superb Location
- Big Kitchen/Diner
- Neutral Décor
- 2 Bathrooms
- Exceptional Loft Conversion
- Must Buy
- Four Bedrooms

EPC Rating D

Call Dulwich today

Huge West Facing Garden

£499,999

Barry Road, SE22

Ref: 8193

Discover yourself in this exceptional two bedroom Victorian garden property. Take a walk to the gorgeous Dulwich Park or stroll along Lordship Lane with its vibrant and cool amazing array of independant bars, cafes and shops. Light bight and airy you can be the envy of all your friends.

- Two Bedrooms
- Victorian Property
- Period Features
- High Ceilings
- Summer House/Office
- Sole Use Lawn Garden
- Wonderful Location

EPC Rating: D

View Today

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DURKAN

Computer generated image of The West Arcade and West Lecture House. Prices correct at time of publication.

South east calling

Felicity Blair, Director of Roy Brooks, on the long overdue rise of south east London

Photo by Rachel Piper

How did you start out in property?
I met James, the owner of Roy Brooks, at a time when the company was managed by a friend of his; but 10 years ago, the friend moved on, we moved in and we have never looked back.

You've just launched a new branch. How are things going?
On 1 March we launched Roy Brooks in Nunhead. With a regular staff of 12, we were bursting at the seams at our East Dulwich office. Nunhead, which tops the list of 'up and coming' areas, has had an injection of more than £1million into its high street, and we have just injected a bit more! We've gone for a vintage look for the branch, which is perfect for both Nunhead and Roy Brooks.

What's the appeal of the area?
Lordship Lane is a great draw – you have to go as far as Abbeville Road or Bellevue Road to find a range of independent shops such as we have here – and they are tiny parades by comparison. But it's the London Overground extension that has brought the charm, green space and the comparably good value of the area to the attention of those north of the river.

In what way has the local market changed in the last year?
Prices have rocketed but have only just caught up with our neighbours in south west London. This has been a long time coming, but it is very well deserved.

What one thing right now would change the property market for the better?
The last year has seen a horrific degree of gazumping. It's unpleasant for us as agents. Buyers who hold agents responsible for this have got it completely wrong. Why would any agent want to throw away weeks of work and ruin people's dreams for the sake of an extra couple of hundred pounds? The responsibility for this sits firmly with the behaviour of the buyers and sellers. We really need to look into a system to prevent this in future.

What achievement are you most proud of?
My children – one is a teenager and the other is about to become one. It's trying, wonderful, exhausting, satisfying – but ultimately, they're the best thing that ever happened to me!

> Prices have only just caught up with south west London. It's been a long time coming, but it is well deserved

If you weren't an estate agent, what would your dream profession be?
I've already been there and done that – since I first stepped on stage, aged five, I believed there was nothing else for me. But it took me until the age of 33 to take myself to drama school and I spent five years in my dream profession after eight years in the city as a bond dealer.

My claim to fame was playing understudy to Lady Chatterley in a production starring Patrick Mower and Kate Gielgud. I love the stage and haven't discounted the possibility of going back one day, but I love estate agency too. As Roy Brooks once said, 'It's the people not the properties that make life interesting'. Estate agency is certainly very colourful and interesting.

What are your predictions for the local property market?
For the foreseeable future, in a world where pension funds can be raided, executive pay depletes shareholder funds and banks offer little in the way of interest or security, property seems the only safe haven for cash. I'd say the only way is up!

This beautiful double-fronted home on Therapia Road SE22, East Dulwich, has five double bedrooms, a huge kitchen/diner, three receptions, loft room and fairytale 83-foot garden. It was on the market for £1,350,000 but is now under offer.

✤ East Dulwich SE22 (020 8299 3021) and now Nunhead SE15 (020 3206 3063); roybrooks.co.uk

pickwick estates

Property of the Month

Dulwich Office

LORDSHIP LANE, SE22 8JH **£1,300,000 FREEHOLD**

For the first time in its 147 years this amazing house is offered to the market. Originally called Carlton Villa it has everything that a family could possibly want. With six bedrooms to choose from and a fantastic entertaining space on the lower ground floor with the kitchen, dining room, reception room and handy cloakroom all on this level along with access to the larger than average garden. Well presented throughout with period features including original wide floorboards, high ceilings, sash windows and working period fireplaces the house has a light and spacious feel to it. There are two large reception rooms on the ground floor and a Victorian style bathroom. Situated in a great location with Dulwich Park on the doorstep and all that Lordship Lane has to offer within walking distance. With good transport links from North Dulwich, East Dulwich and Forest Hill stations along with bus routes taking you into central London. A must see!

Dulwich Office | 8 Woodwarde Road | Dulwich Village | London | SE22 8UJ

Tel. 0203 397 1144 | Email: internal@pickwickestates.com

www.pickwickestates.co.uk

Dulwich Office

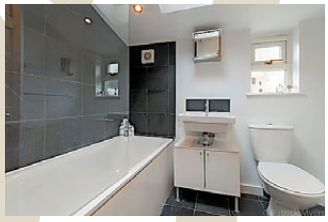
pickwick estates

HINDMANS ROAD, SE22 9NF — £899,995 FREEHOLD

Pickwick Estates are delighted to offer to the market this 4 bedroom end of terrace family Victorian home. The property comprises a reception room, a large family bathroom and a big kitchen/breakfast room leading onto a conservatory and then out to a large west facing garden. Upstairs there are 4 bedrooms and a separate WC. The current owners have lived here a lifetime and have decided that now all the birds have flown the nest that it's time for them to move on and let another family come in and put their stamp on the property.

BARRY ROAD, SE22 0HP — £315,000 LEASEHOLD

A one double bedroom lower-ground floor Victorian conversion flat situated in the centre of East Dulwich in need of updating. The property benefits from a large double bedroom, a generous reception room, a kitchen and bathroom plus highly sought after private garden. Barry Road is a popular street with great access to East Dulwich's local parks, shops and restaurants. This property would be a wonderful first time buy or investment opportunity.



HOWBURY ROAD, SE15 3HH — £1,750 PCM

We are delighted to offer to the market this well presented period home located within a few minutes walk of Nunhead station. The house has been subject to a well thought out refurbishment over recent years and includes a refitted kitchen and bathroom, double reception, 2 doubles and a single bedroom. Outside is an easily manageable garden. Families or couples on a minimum 12 month let basis only. Available end of March 2014.

BREAKSPEARE, SE21 7NB — £1,800 PCM

Superb 3 bedroom ground floor maisonette set in this picturesque part of College Road. Offered to the market in good decorative order, the property briefly comprises 2 double bedrooms and a large single, a huge reception room with sliding doors onto the communal gardens. The kitchen is at the front with access to the front patio. There is also a family bathroom and plenty of fitted storage throughout. Breakspeare is located on a private road in the middle of Dulwich Village and is walking distance to Sydenham Hill station.

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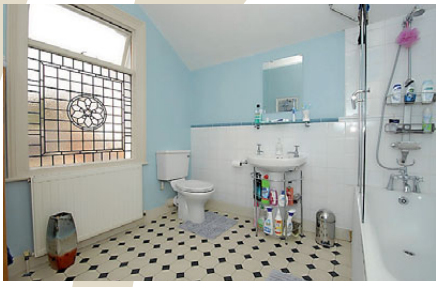
Property of the Month

Honor Oak Park Office



RAVENSBOURNE ROAD, SE6 4UT **£499,950 FREEHOLD**

Now available with no onward chain is this two bedroom mid-terraced house on a quiet residential road. The ground floor comprises a well presented lounge to the front with kitchen/diner and a further reception room which can be used either as a formal dining room, playroom or large study. Upstairs there are two double bedrooms and a large family bathroom. Externally there is a well maintained garden. Within close proximity to Catford Bridge station and local shops.

Honor Oak Park Office | Honor Oak | London | SE23 1EA

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Honor Oak Park Office

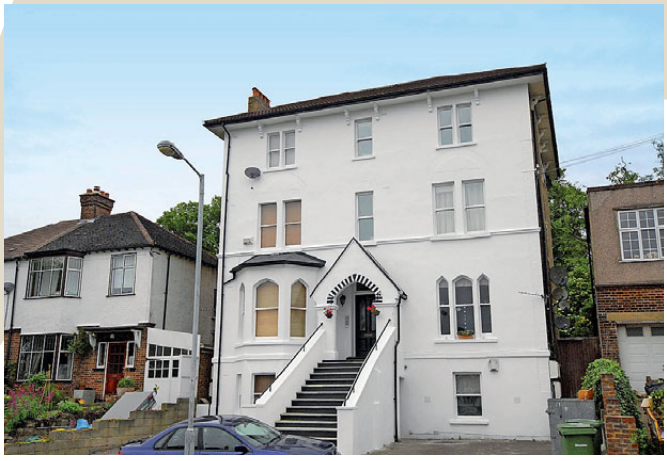
pickwick estates

STONDON PARK, SE23 1LA **£350,000 LEASEHOLD**

Now available is this fabulous three bedroom first floor conversion flat completely refurbished throughout. Within very close proximity to Honor Oak Park station this property comprises two good sized bedrooms, lounge, fully fitted kitchen and bathroom. Externally there is a well maintained private rear garden. No onward chain.

HONOR OAK PARK, SE23 1DY **£1,700 PCM**

Now available is this spacious four bedroom split level conversion flat within very close proximity to Honor Oak Park station. Comprising four bedrooms (three doubles and one single), lounge, kitchen and bathroom. Externally there is a private courtyard garden with direct access. Available immediately. Unfurnished.



GRIERSON ROAD, SE23 1PE **£1,800 PCM**

Well presented three bedroom terraced house in a quiet residential road in Honor Oak. Comprising a large through lounge and dining room, fitted kitchen, three great sized bedrooms and an upstairs family bathroom with separate shower cubicle. Externally there is a well kept rear garden. Within very close proximity to Honor Oak Park station.

LOWTHER HILL, SE23 1PZ **£1,100 PCM**

One bedroom top floor conversion flat in Honor Oak comprising a large lounge with separate study area, fully fitted kitchen with appliances, modern fitted bathroom with white suite and a spacious one double bedroom. This property also benefits from a communal garden plus private parking and amazing views. Close proximity to Honor Oak Park station. Available March 2014.

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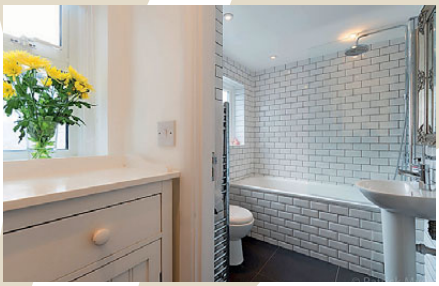
Property of the Month

West Dulwich Office



ROBSON ROAD, SE27 9LA **£525,000 FREEHOLD**

A beautifully presented 2 double bedroom Victorian terraced house in this popular location. This lovely house has recently been lovingly updated by its current owner and offered to the market in perfect condition. As you enter the ground floor through a handy porch area you are greeted by a cosy reception room with a feature fireplace and space for a dining room table. At the back of the house is a fully fitted kitchen with access to the rear patio garden and a stunning fully tiled bathroom. Upstairs are the 2 well proportioned double bedrooms. Viewing of this property is highly recommended.

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West Dulwich Office

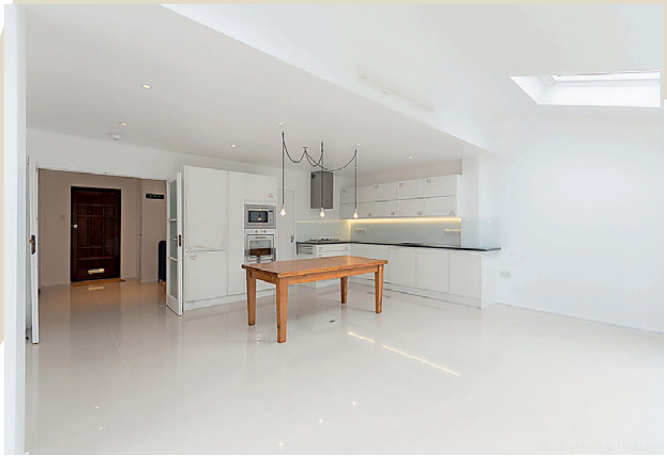
pickwick estates

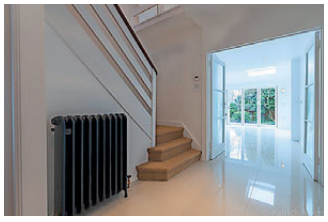
ST. GOTHARD ROAD, SE27 9QP — £575,000 FREEHOLD

Recently refurbished semi-detached, double fronted three bedroom enchanting cottage. The accommodation comprises open plan kitchen/dining room, and separate double aspect lounge on the ground floor. Upstairs there are three bedrooms, one of which has an en-suite shower room and a separate family bathroom. There is a good sized rear garden with decking and steps leading onto a lawn. St. Gothard Road is a popular residential road well-placed for an excellent choice of local amenities, transport links and great schools.

ACACIA GROVE, SE21 8ER — £1,400,000 FREEHOLD

A stunning and beautifully decorated double-fronted semi-detached house tucked away in Acacia Grove. The property briefly comprises four double bedrooms and 2 bathrooms, one of which is en-suite, two separate reception rooms, one with a study area and a lovely large kitchen/breakfast room with a handy utility room. The garden wraps around the house and has a separate dining and storage area. There are good transport links available including West Dulwich station and several buses into the West End.





SOUTH CROXTED ROAD, SE21 8AX — £2,650 PCM

A superb 4 bedroom Victorian semi-detached family home. This grand house has a lovely big hallway, an eat-in kitchen/breakfast room and 2 reception rooms; one at the front of the house and a large lounge area at the back which leads to the nicely landscaped rear garden. Upstairs are the 4 bedrooms, a family bathroom and en-suite shower room. The property is well located for transportation with great bus routes with Gipsy Hill, Sydenham Hill and West Dulwich stations not too far away. Available immediately.

ROUSE GARDENS, SE21 8AF — £2,650 PCM

Newly refurbished four bedroom house offering a light and airy living space perfect for a family. The property has a large reception room and lovely open plan kitchen/dining room with doors opening out to the garden. Upstairs are four good sized bedrooms; master en-suite wetroom and a modern family bathroom. Further benefits include a downstairs cloakroom, off-street parking, private driveway and a double garage. Sydenham Hill and Gipsy Hill stations are 5 minutes away. Close to local shops, restaurants and pub. Unfurnished.

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Burnet Ware

Herne Hill, SE24 £700,000

A charming Victorian house with two reception rooms, large kitchen/diner, private garden. EPC = D

Denmark Hill, SE5 £350,000

A charming 1930's purpose built development with two bedroom, bathroom kitchen/lounge, communal gardens. EPC = C

Herne Hill, SE24 £1,250,000

A five double bedroom house, two bathrooms, west facing garden, cellar, polished wooden floor. EPC = D

13 Half Moon Lane, Herne Hill
London, SE24

020 7733 1293

Burnet Ware

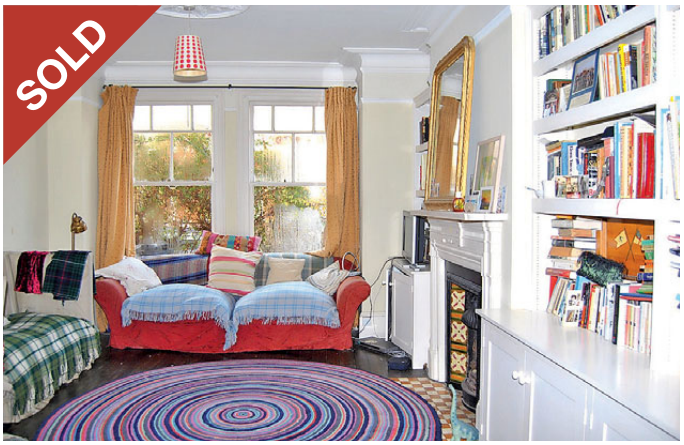
Est. 1882

Herne Hill, SE24 £1,250,000

A five double bedroom Edwardian house, south west facing garden, two bathrooms, cellar, two reception rooms, large kitchen/diner. EPC = E

Camberwell, SE5 £325,995

A two double bedroom period maisonette, kitchen/diner, own front door, impressive lounge. EPC = D



Herne Hill, SE24 £1,000,000

A superb four bedroom house near Brockwell Park, two bathrooms, two reception rooms, cellar. EPC = F

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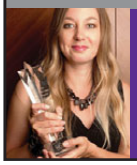

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Norwood Grove Mansion, 5 Copgate Path, London SW16 3EA **Guide Price £595,000 Leasehold**

A majestic exclusive residence that is Norwood Grove, a grade 2 listed Mansion of outstanding character dating back to the early 1800's. The White House has great history and stands prominently in an elevated position in beautiful landscaped gardens and some 34 acres of parkland. The building is undergoing major refurbishment, the programme will be completed by Summer 2014.

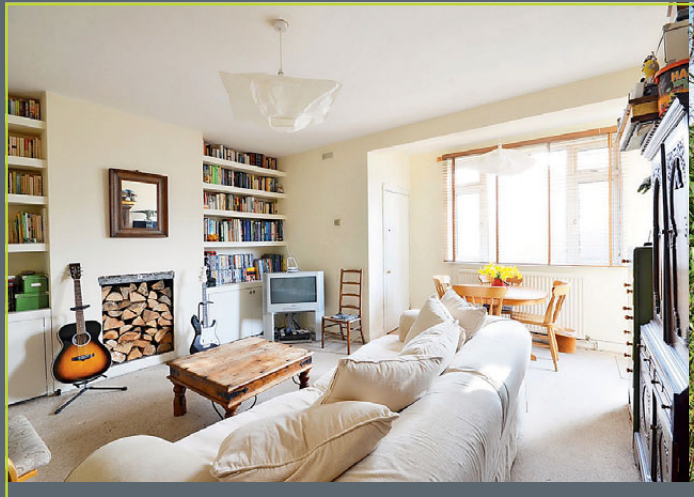
Abode is delighted to offer the top floor penthouse apartment which is a large 2 bed potentially 3 bed with 2 good sized bathrooms. The apartment offers splendid accommadation and entertaining space that will appeal to the elite.

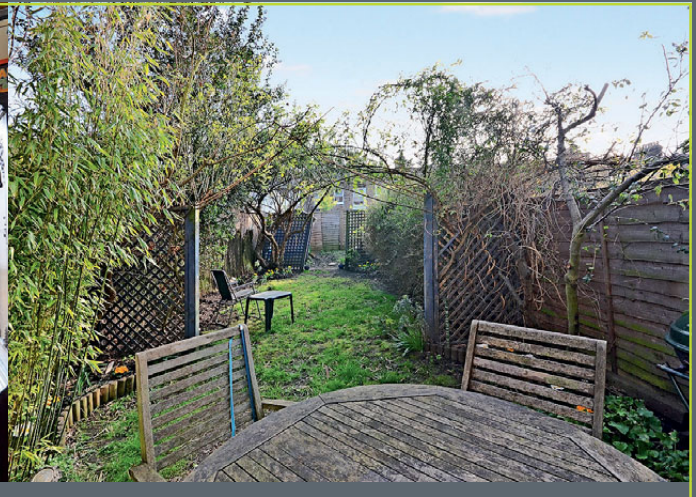
The penthouse enables access to the roof terrace which covers the top floor of the Mansion, offering awe inspiring absolutely amazing panoramic views across South London. The apartment also benefits from a large garage, wine cellar and gated courtyard.

Bryan & Keegan Estate Agents

Foxborough Gardens, SE4 – Offers in excess of £400,000

Delightful three bedroom house! Nestled in a quiet cul de sac between Crofton Park and Ladywell.





Merritt Road, SE4 – Guide Price £350,000

Perfect purpose built flat! This fantastic property is offers spacious room sizes, high ceilings and outside space. Located on popular road in Crofton Park.

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BRANKSOME ROAD SW2 *£1,200,000*

Delightful from start to finish, this five bedroom Victorian beauty will win you over with ease! The interior is elegant and tasteful. The living space and kitchen are both more than ample. There are high ceilings, period features and sympathetically chosen modern additions. A large storage cellar helps keep things ship shape and there's a meticulously presented garden out rear - all in all it's the perfect package!

NUNHEAD
17 Nunhead Green, SE15 3QQ
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SHORTLISTED
WEBSITE ESTATE AGENCY of the YEAR 2013
THE SUNDAY TIMES
THE TIMES

ELSINORE ROAD SE23 *£950,000*

The current owners of this magic four bedroom semi detached treat have created an elegant and stylish home with tasteful features and expertly executed contemporary additions. Inside you enjoy wonderful styling, impressive room proportions, sublime Farrow and Ball wall shades and a healthy dollop of unique bespoke features. All the bedrooms are doubles and there's a storage cellar and pretty rear garden too.

Wooster & Stock

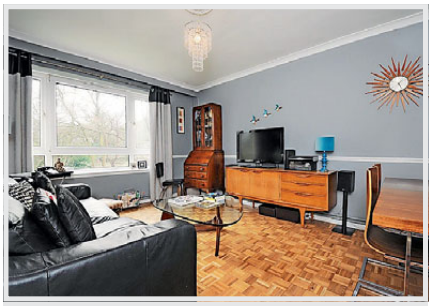
woosterstock.co.uk

Ebsworth St SE23
£550,000

This charming, 2 bedroom period half house, close to Honor Oak Park station, boasts 2 reception rooms.
EPC D

Malyons Rd SE13 £300,000

This bright and airy, 2 bedroom top floor flat features a kitchen-breakfast room.
EPC D



Codrington Hill SE23 £350,000

A superb, 2 double bedroom purpose-built flat, part of a well-maintained block.
EPC D

Bovill Rd SE23 £399,995 OIEO

This good-sized, 2 double bedroom ground floor flat boasts sole use of the garden.
EPC D

Malyons Terrace SE13 £495,000

This fantastic, 3 bedroom period house has been lovingly renovated by the owners.
EPC D

Gordonbrock Rd SE4 £699,995

This 4 bedroom detached house (the old schoolhouse) has been refurbished throughout. EPC C

Thames Street SE19 £795,000

Part of a stunning riverside development is this luxury, 2 bedroom duplex apartment.
EPC C

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Sales: 020 8291 9441

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Shad Thames £2,567 pcm

Super modern apartment with two large bedrooms, two bathrooms, respectably sized kitchen and a massive reception room with huge windows leading onto the balcony. Lafone Street runs up from Tooley Street to Shad Thames, placing you in a buzzing area only a short stroll to London Bridge station. Also on the doorstep is The Design Museum, the river Thames and the City! EPC Rating: D

Peckham £900 pcm

Cute as a button is this quirky one bedroom conversion that has been newly kitted out with a dazzling white décor. EPC Rating: C

Sydenham £1,000 pcm

Very stylish one bed conversion on the first floor of a large Victorian house, nearby to the beautiful green open spaces of Mayow park. EPC Rating: D

Forest Hill £1,200 pcm

If you need a smart two bed, ground floor, with the added perk of off street parking then this victorian beaut is just the ticket. EPC Rating: D

Peckham £1,800 pcm

Period features, majestic ceilings, big room sizes, two decked private terraces and located in a peaceful popular area - heaven! EPC Rating: C

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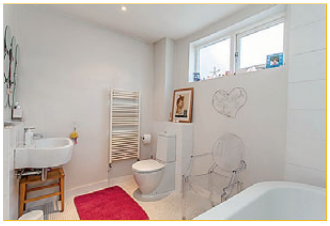
£1,750,000 **ROSENDALE ROAD SE21 8DP** **Joint Sole Agents**

One of a pair of double fronted family houses in Rosendale Road, well situated for all the amenities of Dulwich and West Dulwich including schools but particularly for Dulwich College and Dulwich Prep London. With a Gross Internal Area of about 2045 sq ft (190 sq m). There are 4 Bedrooms, 2 Bathrooms (1 en suite), 3 Reception Rooms, Kitchen/ Dining Room, Utility Room, Basement and Garden 39'2 (22.94 m).



£1,695,000 **BECKWITH ROAD SE24 9LH** **Sole Agents**

A substantial Edwardian family house located on this popular residential road in the sought after North Dulwich Triangle with a Gross Internal Area of about 2942 sq ft (273.31 sq m). Arranged over three floors, the house is in attractive decorative order throughout. There are 5 Bedrooms, 2 Bathrooms, Ens Shower Room, Sitting Room, Reception Room, Kitchen/Dining Room, Laundry/Cloakroom/WC, Eaves Storage, Cellar and Garden 48'9" x 22'9" (14.86 x 6.93m). EPC: (E)

£1,650,000 **HERNE HILL SE24 9NE** **Sole Agents**

A substantial and well proportioned Edwardian family home, well located for all the amenities of Herne Hill and Dulwich particularly the local schools including Herne Hill School, JAGS, JAPS, and Alleyns and the new Judith Kerr School in Half Moon Lane. The Gross Internal Area of this property is approximately 3047 sq ft (238.07 sq m). There are 5 Bedrooms, 2 Bathrooms, 2 Reception Rooms, Study Room, Dining Room, Kitchen, Utility Room, Cellar and Garden 37'6" x 26'6" (11.43 x 8.08 m). EPC: (D)

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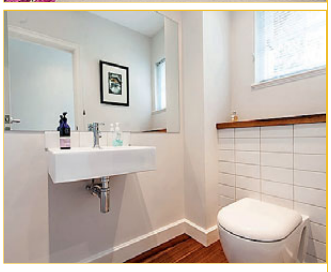
£1,495,000 **TURNEY ROAD SE21 7JJ** **Sole Agents**

Edwardian family house in this very sought after road backing onto and overlooking playing fields at the rear and with views towards Dulwich Old College and the Dulwich Picture Gallery. Overall the property has a gross internal area of 1838 sq ft (170.75 sq m). There are 5 Bedrooms, 2 Bathrooms, Sitting Room, Dining Room, Kitchen, Conservatory, Downstairs W.C, Garden House, Off Street Parking and Garden 92' x 24' (17.37 x 6.71m). EPC: (D)



SOLD **DULWICH VILLAGE SE21 7BJ** **Sole Agents**

£1,075,000 **NORTHSTEAD ROAD SW2 3JN** **Sole Agents**

A lovely detached double fronted Victorian family house with off street parking, located on a quiet residential street in Tulse Hill. The house benefits from generous reception space with three separate reception rooms; separate utility room and super kitchen/breakfast room which opens directly onto the approx 73' garden. Upstairs there are four good sized bedrooms, fifth bedroom/study and two bathrooms. EPC: (E)

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HAMPTONS INTERNATIONAL

Hillside Road SW2 £1,200,000 Freehold
A unique five bedroom property with fabulous roof terrace and double garage. **EPC:G**

Consort Road SE15 £1,200,000 Freehold
A beautifully presented six bedroom family home. **EPC:D**

Romola Road SE24 £1,100,000 Freehold
A spacious five bedroom Victorian property. **EPC:E/F**

Alleyn Road SE21 £2,500,000 Freehold
A substantial semi detached Victorian house. **EPC:E**

Chatsworth Way SE27 £1,650,000 Freehold
An eight bedroom detached family home. **EPC:D**

Upper Tulse Hill SW2 £899,999 Freehold
A substantial five bedroom family home. **EPC:E**

Crystal Palace Park Road SE26 £1950 pcm
A stunning two bedroom apartment in a large converted Victorian house. **EPC:E**

The Gardens SE22 £2500 pcm
A beautifully presented, spacious, four-bedroom, family home in a lovely location. **EPC:D**

Rouse Gardens SE21 £2650 pcm
A beautifully refurbished and extended four bedroom house in a sought after area. **EPC:C**

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***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

PROPERTY OF THE MONTH

This beautiful Edwardian property has been extended to create a generous 3,353 sq ft of accommodation

Beauty and intelligence

The property also has a lovely rear garden

This spacious Edwardian family house on Beckwith Road in Herne Hill, SE24, has been intelligently extended by the current owners. Improvements include a large basement room with good natural light, currently arranged as a library and media room, contemporary features such as under floor heating to most of the ground floor and basement, a state-of-the-art lighting system designed by John Cullen, and an integrated media system. There is also a lovely garden with a patio, decking and grassy areas. Overall the property is a generous 3,353 sq ft – one of the largest houses on this sought-after road. North Dulwich and Herne Hill stations are nearby.

Offers invited in excess of £1,950,000. For details contact Harvey & Wheeler, Dulwich Village, on 020 8693 4321

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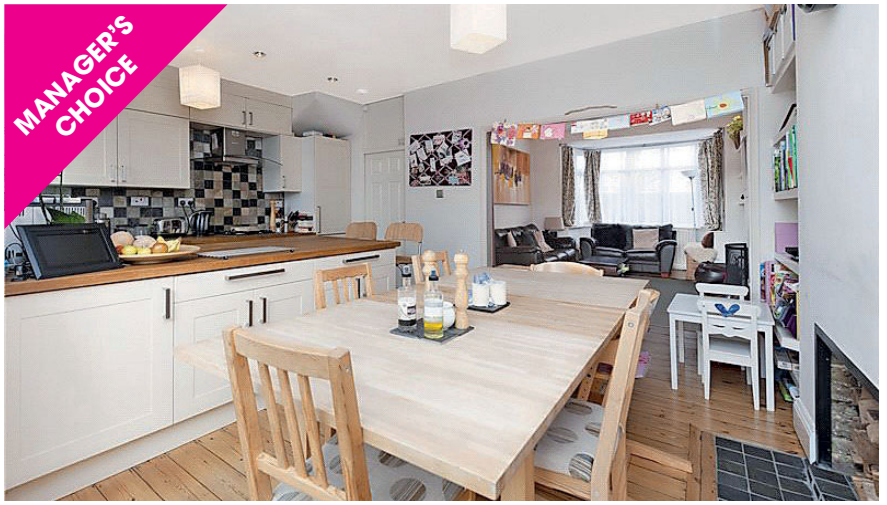

Crystal Palace, SE19 £549,995

Absolutely stunning four bedroom family home set within this quiet and popular cul de sac. This lovely home has been extended to offer spacious living space to include 31ft lounge open plan kitchen diner with patio doors to a beautiful garden, en-suite to master bedroom, parking and garage.

Crystal Palace, SE19 £2,500 pcm

Bursting with character is this 3/4 bedroom period property with large kitchen, garden, two reception rooms, stunning bathroom and master bedroom with en-suite shower room. Ideally located for both Gipsy hill station with its excellent links into central London and the vibrant Crystal Palace triangle with its array of bars, boutiques and restaurants. Call us now to arrange your personal viewing appointment on 020 8683 8112.

Thinking of selling or letting?

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Head of Property Management

Jeff Quantrell
Area Director

Dwayne Wyhte
Sales Consultant

Michael O'Flaherty
Senior Sales Consultant

Heidi Rhodes
Assistant Sales Manager

Billie Blankson
Lettings Consultant

Roy Brooks

WAVENEY AVENUE, SE15

£649,995

Ultra hot 3 bed half house in top spot. Eat-in kitchen, period features and 55ft garden. Just off Peckham Rye Park, a short walk to East Dulwich and 15 minutes to East London Line links. This is, from top to toe, a beautifully fitted out home. With room for a sizeable table, the charming cottage-style kitchen has an internal window straight into the utility room beyond it. Beyond that is a useful downstairs W.C. Stripped floorboards, an original fireplace and twin sash bay window all make for a rather special reception. Upstairs is a swanky family bathroom (shower over bath, mosaic tiles and floorboards). A very pretty Victorian fireplace remains in the master bedroom, floorboards are stripped, there's an inbuilt wardrobe and twin sash windows. Find a well-turned out single bedroom on this level while the attic has been converted into a third bedroom - a huge room stretching 26ft.

For sales call Felicity, Stacy, Colin and Elaine

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HOLLYDALE ROAD, SE15

£324,995

Totes ace 1 bed first floor flat in natty Nunhead. Eat-in kitchen, smart white interior, period fireplaces (and a rare one). Seconds to Zone 2 trains at Nunhead, minutes to East London Line links at Queen's Road. Across the first floor of this pretty Victorian cottage is this rather lovely split level flat with extra-ace living space, with a roomy reception and well-laid out kitchen that has space for a table. Both good-lookers, the kitchen and bathroom are well-looked after and have white units/fittings.

JENNINGS ROAD, SE22

£1,850 PCM

Newly tarted up three bedroom Victorian terraced house situated on a quiet residential road in the centre of East Dulwich close to both the park and local Primary school. The property offers a bright Reception with wood flooring, modern high spec kitchen/diner, two bathrooms and within minutes walk of Lordship Lane with easy access to transport links into central London, local shops, pubs and Dulwich Park.

For lettings call Kelly and Mel

ZENORIA STREET, SE22 F/H £1,200,000

Four bedroom, two bathroom Victorian house in the centre of East Dulwich. The property offers a large double reception, family kitchen diner with double doors leading onto a south facing garden. Upstairs are four excellent sized double bedrooms and two bathrooms.

OVERHILL ROAD, SE22 F/H £1,500,000

A fantastic large detached house in the centre of East Dulwich. The property offers five good double bedrooms, two bathrooms, two shower rooms, reception, dining room, family kitchen diner and conservatory. In addition there is also a utility room and cellar.

GOODRICH ROAD, SE22 F/H £1,000,000

A magnificent four bedroom family house, boasting a large double reception room, with all of the period features. The newly refurbished kitchen diner leads onto the garden via bi-folding doors. There are four bedrooms, a family bathroom and the bonus of a shower room.

FROGLEY ROAD, SE22 F/H £925,000

A beautiful 3 bedroom house in the heart of East Dulwich, benefitting from an open double reception room, leading onto an eat in kitchen with double doors onto the garden. Upstairs there are 3 double bedrooms. On the door step of Lordship Lane, with all of the amenities restaurants and bars.

MELBOURNE GROVE, SE22 F/H £1,150,000

This fantastic four bedroom, two bathroom house situated in a superb location on the West side of Melbourne Grove. The property offers double reception with wood flooring, family kitchen diner with doors out onto a West facing garden, four double bedrooms, family bathroom and en-suite shower room off the loft room.

ST AIDANS ROAD, SE22 F/H £925,000

Three bedroom house with brilliant open plan double reception room, stunning kitchen and three bedrooms. The bathroom is beautifully finished with Limestone tiling and a huge walk-in shower. There is lots of storage space in the master bedroom and potential to extend into the loft subject to planning. The West facing garden is a real sun trap.

ANSDELL ROAD, SE15 F/H £749,950

This beautiful 3 double bedroom Victorian terraced house has been lovingly refurbished throughout and is a wonderful family home. Three good double bedrooms, large double reception with original period features including stripped wood floors and fireplaces, large extended family kitchen diner with sliding doors onto an attractive South West facing garden.

DUNSTANS ROAD, SE22 F/H £750,000

Three double bedroom Victorian terrace house, offering a double reception with period fireplace, a large family sized kitchen diner with stable door to garden. Upstairs are three double bedrooms perfect for the growing family. The property is situated in a quiet residential road close to Peckham Rye Park and also local primary schools.

UPLAND ROAD, SE22 F/H £1,150,000

This fantastic large Victorian family home offers four double bedrooms, two bathrooms, and a private sunny West facing garden. Downstairs the property comprises a double reception, eat-in kitchen diner with doors out onto a private West facing garden. Upstairs there are four good double bedrooms and two large family sized bathrooms.

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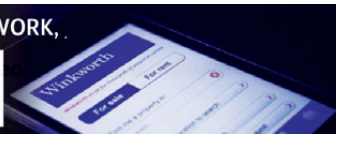

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Agency NEWS

Catch up with all the very latest news and views from your local agents

Hamptons International is taking its property portfolio to a global audience

Pickwick Estates has just arranged a fabulous Drawing Competition with Stillness Junior School in Honor Oak. Over the half term Year 5 were asked to take part and draw their Dream Home – it could have anything in it that they wished from an indoor swimming pool to a roller coaster ride around the outside of the house. The winner, picked from a huge pile of entries, was Lilybelle Salkeld, whose detailed rooms won her £50 in WHSmith vouchers. Her drawing was also used in a Pickwicks advertising campaign. A number of the colourful entries were displayed in the window of the Honor Oak Office.

Lilybelle Salkeld

✤ pickwickestates.com

28%

– the increase in the number of houses built in Britain from 2012 to 2013

PARK IT

The rising number of 'unfair' parking tickets being issued, driven by council-issued contracts that allegedly included ticket targets or quotas, is causing London's tradesmen problems.

Will Davies

Will Davies, whose property maintenance firm Aspect operates 24 hours a day in all areas inside the M25, finds his monthly parking ticket bill can run to as much as £6,000 a month. In response he has hired a team of 'van sitters' who simply drive around the block when a parking warden arrives.

'They are trying to keep London working,' says Will. 'But the situation is getting worse – there's less parking available and more fines are being handed out.'

✤ aspect.co.uk

Reaching a global audience

Hamptons International's annual property event, The Collection, takes place in three prestigious international venues for the first time. The Collection, where Hamptons International promotes its finest properties on offer in London and the South East of England to an international audience, will this year take place in April and May in Hong Kong and Dubai, with an exclusive preview launch in London.

According to Government data in 2013, the growth in the number of Chinese and Hong Kong people living in the UK has grown by an astronomical 199% since 2001. There has also been growth in the number of Middle Eastern people living in the UK – 7% since 2001, highlighting the strong potential for demand from buyers from these regions.

✤ For further details see hamptons.co.uk/the-collection or visit your local branch

Housing market starting to bloom

John Elliott

The number of homes built in Britain last year was the highest since the start of the economic downturn in 2007, proving that it is not just the flowers that are starting to blossom.

'We continue to see signs of confidence in the market and this is translating into solid figures,' says John Elliott, Managing Director of Millwood Designer Homes. 'More than 133,600 homes were built in 2013 – that's a 28% increase from 2012. It also looks unlikely that we will see a rise in interest rates during 2014 and, probably, the first half of 2015 as well, which means it is a great time to secure that mortgage and get your foot on the housing ladder.

'Around 13,000 homes have so far been bought under the Help to Buy equity loan scheme, and arguably this is contributing to the continuing rise in construction projects. It would be good to see the supply of homes start to balance out with demand – an estimated 250,000 homes need to be built each year to meet demand.'

✤ Millwood currently has a range of properties in locations throughout Kent, Surrey and Sussex. Call 01732 770 991 or see millwooddesignerhomes.co.uk to find out more

Spencer Kennedy

HALF MOON LANE • SE24 £1,650,000

This beautifully presented Edwardian house is ideally located close to Dulwich Village within the North Dulwich Triangle. The property has been exceptionally well maintained throughout and offers traditional character underpinned by immense quality. There are five bedrooms, two bathrooms, impressive double length reception room and spacious, open-plan kitchen/breakfast room. There are simply too many features to list and as such an early appointment to view is recommended.

THE LONGEST ESTABLISHED ESTATE AGENTS IN DULWICH VILLAGE

DOVERCOURT ROAD • SE22 £1,295,000

A superb opportunity to acquire this beautiful four bedroom period house located on one of Dulwich Village's prime roads. The property has been expertly updated by the current owners using the finest materials and creative design. Features of this fine house are many and can only be fully appreciated by viewing.

DARRELL ROAD • SE22 £885,000

Situated in the heart of East Dulwich close to the fantastic independent restaurants and shops of the area - in addition to the many excellent schools - this delightful, three bedroom period house has undergone an extensive programme of renovation to wonderful effect. The result is a light, spacious beautiful house complementing period charm with contemporary chic.

020 8693 7835 • info@spencerkennedy.co.uk • Dulwich Village, SE21 7DE

Spencer Kennedy

THE LONGEST ESTABLISHED
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For Sale • Half Moon Lane, SE24 • See inside, Page 114

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